Maitland Park Estate

PHASE 1 HABITAT SURVEY REPORT

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PHASE I HABITAT SURVEY REPORT

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Revision History

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1. INTRODUCTION

1.0.1. Ramboll UK Limited (Ramboll) was appointed by London Borough of Camden to undertake an Extended Phase 1 Habitat Survey at proposed works areas at Maitland Park, Camden, London. This report presents the findings of the survey which was carried out to determine the ecological baseline to support a planning application for development of the above site (herein referred to as the 'Application Site'). Recommendations for further assessments, surveys and mitigation have been made where appropriate.

1.1 Site Location

1.1.1 The Application Site is located within the London Borough of Camden (LBC) within Maitland Park; a site location plan is provided as Figure 1.

1.1.2 Maitland Park is in north-west London, near Queen's Crescent, at the edge of or just within Kentish Town, bordering Belsize Park, and adjacent to Chalk Farm.

1.1.3 The Maitland Park Estate is bisected by Maitland Park Villas road, which joins the A502 Haverstock Hill to the south, the A502 running north-west to south-east to the south of the Site. To the east are residential houses fronting Queen's Crescent and to the west residential houses front Parkhill Road, which runs parallel north-south to the Maitland Park Estate. To the north are more residential units and the Priory Church of Our Lady of the Rosary and Saint Dominic, one of the largest Roman Catholic churches in London.

1.2 Proposed Development

1.2.1 Maitland Park is an existing social housing estate and gymnasium constructed in phase from post-war. The strategic proposals have been drafted to consider necessary and desired improvements to the estate for new housing, community accommodation and improved landscaping.

1.2.2 The redevelopment within Maitland Park focuses on two key sites: Grafton Terrace consisting of the existing Tenants and Residents Association (TRA) Hall with adjacent garages; and the Aspen House site containing Aspen House, the gym and the adjacent garages.

1.2.3 The proposals include demolition of the existing buildings to be replaced with new residential buildings comprising a mixture of private, social rented and low cost homes.

1.2.4 The locations of the proposed development site are shown within Figures 2 and 3.

1.3 Wildlife Legislation and Policy

Wildlife and Countryside Act (1981)

1.3.1 The two main pieces of legislation relating to wildlife in the UK are the Wildlife and Countryside Act (1981) as amended (the WCA 1981) and the Conservation of Habitats and Species Regulations 2010 (The Habitat Regulations).

1.3.2 All European Protected Species are protected under the WCA 1981 and the Habitat Regulations. Under this legislation it is illegal to:

- Intentionally or deliberately capture, kill or injure listed species;
- Intentionally deliberately or recklessly damage, destroy or obstruct access to any place used for shelter or protection including resting and breeding places, whether occupied or not; and
- Deliberately, intentionally or recklessly disturb listed species when in a place of shelter (and elsewhere for European Protected Species).

1.3.3 All UK bat species are protected under this legislation.

1.3.4 All wild birds in the UK are also protected under the WCA 1981. This makes it illegal to:

- Kill, injure or take any wild bird;
- Take, damage, or destroy the nest of any wild bird while it is being built or in use;
- Take or destroy the eggs of any wild bird; and
- Possess or control any wild bird or egg unless obtained legally.

1.3.5 Some species, listed on Schedule 1 of the WCA 1981 receive a higher level of protection, making it illegal to intentionally or recklessly disturb any bird listed on Schedule 1 while nest building or at or near a nest containing eggs or young, or to disturb any of its dependent young.

Natural Environment and Rural Communities Act (2006)

1.3.6 Under the Natural Environment and Rural Communities Act (2006) all public bodies in England must have regard to the purpose of conservation of biological diversity in exercise of their functions. In addition the Act required the government to publish a list of habitats and species of principal importance for the conservation of biodiversity in the UK. This 'Section 41 list' includes habitats and species listed on the UKBAP. UKBAP species are those for which national conservation actions have been defined and include the UK reptile species and certain bat and bird species.

National Planning Policy Framework (NPPF) (2012)

1.3.7 The National Planning Policy Framework (NPPF) published in March 2012 replaces Planning Policy Statement 9 Biodiversity and Geological Conservation, and states that "in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development" and "opportunities to incorporate biodiversity in and around developments should be encouraged".

1.3.8 In general terms, the NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible; and
- Contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

1.3.9 The NPPF also states that local planning authorities should plan positively "for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure".

Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System (2005)

1.3.10 Guidance given in Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System (ODPM, 2005) remains as a material planning consideration. This guidance states that it is "essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"; however it is noted that "developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development". The Circular also sets out relevant nature conservation legislation and how it should be applied.

Biodiversity Action Plans (BAPs)

1.3.11 Biodiversity Action Plans (BAPs) were formulated by the UK Government in 1994 and set out a broad strategy and objectives for enhancing and conserving species and habitats in the UK for the next 20 years. In 1995, the UK Steering Group published a report including detailed proposals for the UK's most critical species and habitats. These plans now provide a framework for biodiversity conservation and provide the UK commitment to the Biodiversity Convention signed in Rio in 1992. In addition the Natural Environment and Rural Communities Act 2006 (as amended) included a list of Species and Habitats of Principal Importance (s41).

1.3.12 The presence of these species and habitats is a material consideration for decision-makers such as public bodies, including local and regional authorities, in determining planning applications and carrying out other functions. All UK BAP species are Species of Principal Importance.

1.3.13 The UK, London and Camden BAPs and strategies for both habitats and species are mentioned where necessary within the appropriate sections of this report.

1.4 Constraints

1.4.1 It must be recognised that ecology is temporally variable and the findings of this report are based on observations made and data available at the time of the survey. If the development is delayed or postponed, it may be necessary to re-visit the Application Site to determine if there have been any changes in its ecological status. The survey was undertaken within the optimum season for Phase 1 habitat survey.

2. METHODOLOGY

2.0.1. This section of the report demonstrates the methods used to obtain the ecological baseline information for the Application Site.

2.1 Desk Study

2.1.1 The initial assessment of the site and its environs took the form of a desk-based evaluation. The desk study consisted of a consultation exercise whereby statutory and non-statutory authorities and ecological records repositories were contacted to gather local and site-specific ecological information. The results placed the development site within a wider ecological context and informed the requirements for further survey work.

2.1.2 The main search zone encompassed a 2km radius from the centre of the application site. The initial stage of the desk study involved identifying any statutorily designated sites for example Site of Special Scientific Interest (SSSIs) and any habitats or species that have specific conservation value (such as those that are the subject of a Biodiversity Action Plan). The locations of any non-statutory sites (eg Local Wildlife Sites) were also identified.

2.1.3 Greenspace Information for Greater London (GIGL), was consulted (September 2013) for records of ecology for a study area within a 2km radius of the Site. They provided records of rare, protected and UK Biodiversity Action Plan (BAP) species and local designated sites, broad habitat types present and other pertinent land use designations for the Application Site. The findings of the GIGL report are summarised within this report.

2.1.4 Additionally, web-based biological information sources were also scrutinised prior to carrying out the field survey element to the investigation. This helped drive the focus of the survey and place the results in a wider context within the landscape. Such information sources included the Multi-Agency Geographic Information for the Countryside Interactive Map (MAGIC) (http://magic.defra.gov.uk/website/magic/ accessed on 10 September 2013), the National

Biodiversity Network (NBN) (http://data.nbn.org.uk/ accessed on 10 September 2013) and the Camden Biodiversity Action Plan.

2.2 Extended Phase 1 Habitat Survey

2.2.1 A Phase 1 Habitat Survey was conducted on 12 September 2013 to determine the current ecological status of the Application Site. The survey was carried out by experienced Ramboll surveyors (Ecologists Jonathan Byrd MCIEEM and Joanne Barker IEMA). The survey was based on guidance set out in the Handbook for Phase 1 Habitat Survey (JNCC 2010). All five proposed sites were accessible to the surveyor; however, the visit did not extend to the internal inspection of the buildings.

2.2.2 The broad habitat types were mapped with each habitat type coded according to the standard Phase 1 Habitat Survey procedure. Results of the survey are shown on Figure 2. The plant species present within the Application Site and their relative abundances are listed in Appendix A, which shows both common and scientific names according to Stace (2010). Common names only are referred to in the text.

2.2.3 The survey was extended to include an assessment of the potential for/presence of protected species, or species of ecological value or interest and to inform any additional survey requirements.

2.3 Building Inspection for Roosting Bats

2.3.1 The building inspection surveys were completed on 8 November 2013 by Jonathan Byrd, MCIEEM who holds a Natural England survey licence (Licence No 20123528) in respect of bats and their roosts and assisted by Joanne Barker, AIEMA. Jonathan is highly experienced at surveying all types of structures/sites for bat use. Survey methods followed guidance within the Bat Mitigation Guidelines (Mitchell-Jones, 2004) and the Bat Survey Good Practice Guidelines (Hundt, 2012).

2.3.2 The external inspections involved walking slowly around the buildings and visually inspecting features, such as gaps around door frames, roof tiles, eaves and areas of missing mortar, for any evidence of bat use. These same features were also assessed for their potential to provide crevices for roosting bats, or access points to other parts of the building which may also be used for roosting eg roof voids. The surveyor looked for bat droppings, staining on crevices by fur oils or urine, prey residues (eg moth and butterfly wings) as well as the bats themselves.

2.3.3 An internal inspection of the Gymnasium building was carried out at the same time, focussing on the roof void. The area was systematically searched for signs of bats or bat use, using a high-powered torch and close-focussing binoculars. The orientation and construction materials of the buildings were also noted, along with the temperature and lighting levels.

3. RESULTS

3.0.1. This section of the report displays the ecological baseline information for the general area of Application Site which incorporates the five proposed sites.

3.1 Desk Study - Sites

Designated Sites

3.1.1 The following sections discuss designated sites within 2km of the Application Site boundary. The locations of the designated sites are provided as Figure 3.

Internationally Designated Sites

3.1.2 There are no internationally designated sites located within 2km of the Application Site boundary.

Nationally Designated Sites

3.1.3 Hampstead Heath Woods SSSI is the only nationally designated site within 2km at 1.9km to the north of the Application Site.

Locally Designated Sites

3.1.4 Hampstead Heath is a Site of Importance for Nature Conservation (SINC) of Metropolitan Importance approximately 750m to the north-east of the Application Site. It covers approximately 320 hectares and includes Parliament Hill. Hampstead Heath SINC comprises acid grassland, ancient woodland, bog, and pond/lake habitats. Three further sites of Metropolitan Importance (London Canals, Regents Park and Highgate Cemetery) are also present within 2km.

3.1.5 There are seven SINCs at Borough Grade 1 Importance within 2km, these include Kentish Town, City Farm, Gospel Oak and Railside Nature Reserve (500m north-east), Chalk farm Embankment and Adelaide Nature Reserve (300m south-east), London Zoo (1km south), Dartmouth Park Hill Reservoir (1.6km north-east), West Hampstead Railsides and Westbere Copse Junction Railway cutting (1.6km north-east) and St John's Wood Church Grounds (1.8km southwest).

3.1.6 Belsize Woods is a local nature reserve (LNR) and SINC Borough Grade 2 approximately 400m to the north-west of the Application Site. St John's Wood Church Grounds is 1.8km to the southwest of the site and is listed as an LNR (and a SINC of Borough Grade 1 value).

3.2 Desk Study - Species

3.2.1 The following section discusses the records of notable species with ecological interest, recorded within 2km of the Application Site boundary.

3.2.2 Table 1 below provides the records noted in close proximity of the Application Site.

Table 1 Protected or notable Species records within the last 10 years within 500m

Species	Record Date	Location (approximate)	Conservation Status
Birds			
Hedge accentor *(Prunella Modularis)*	2009	Belsize Wood	London BAP and Camden BAP
Herring gull (*Larus argentatus)*	2009	Belsize Wood	Red List, UKBAP, London BAP and Camden BAP
Song thrush (*Turdus philomelos)*	2009	Belsize Wood	Red List, UKBAP, London BAP and Camden BAP
Starling (*Sturnus vulgaris)*	2009	Belsize Wood	Red List, UKBAP, London BAP and Camden BAP
Bats			
Pipistrelle (*Pipistrellus Pipistrellus*)	2010	480m to the east	Wildlife and Countryside Act Schedule 5 Section 9.4a, 9.4b,9.5a,9.5b,9.1 UKBAP, London BAP
Flora			
Cornflower	Onsite	2003	UKBAP s41 Priority Species

3.3 Phase 1 Habitat Survey

Habitats

3.3.1 Maitland Park is an urban, residential estate. Descriptions of the broad habitats and species identified are given below; further details of the species observed are provided as Appendix A with their scientific names. Figure 2 shows the Habitat Survey.

Amenity Grassland

3.3.2 Several areas of amenity grassland were present across the Application Site. The largest area formed a communal parkland area in between blocks of flats situated between the two streets: Maitland Park Villas and Maitland Park Road. Smaller areas are present as communal gardens within the blocks of flats present across the Application Site, particularly in the eastern section. These are subject to regular maintenance and had recently been mown prior to the Phase 1 Habitat Survey. The predominant species present were perennial rye grass and annual meadow grass. Additional species of grass and herbs observed during the survey are detailed in the Species List provided in Appendix A. Due to their abundance within the local landscape and lack of species diversity; these areas of amenity grassland were considered to be of low ecological value.

Trees

3.3.3 Numerous mature trees were present across the Application Site. Typical species of the site included cherry *sp*, ash, lime, white beam and silver birch**.** All species observed are noted within Appendix A.

3.3.4 The trees situated on the eastern boundary provide a linear feature which is a potential navigational feature and foraging ground for bats and provides potential nesting sites for birds.

3.3.5 Due to their abundance within the local area, these areas of amenity grassland were considered to be of low ecological value.

Buildings

3.3.6 A number of buildings are present within the Application Site boundary (these are displayed within Figure 2) the majority of which were typical of their city location, for instance multi-storey blocks of flats. These were a mixture of relatively modern, flat-roofed blocks circa 1960s/70s (TN 1) and Post War style blocks with a pitched, tiled roof (TN2).

3.3.7 The majority of the buildings are expected to remain unaffected by the development proposal; however, three blocks of smaller buildings and ancillary structures (garages) would be lost (TN3). These are in various states of repair and provide some potential for small nesting birds; however, this is considered to be of low potential. Three larger buildings have been identified as requiring demolition to satisfy the project aims. Two of these buildings, Maitland Park Gym and the Tenant and Residents Association (TRA) Hall (as shown in Figure 2) have been identified as presenting a low potential to support a bat roost. These have been described in greater detail within the bat section below. The third building (Aspen House) to be demolished is a 1970's , multi-storey block of flats of a construction that limits the roost potential to bats (no soffits, flashing, roof voids or access to any cavity walls) and is still in constant use by a number of residents. This building is considered to offer a negligible potential to support a bat roost and will not be described further in this report. The potential for bird nesting within these larger buildings (within the gym and TRA Hall) is considered to be low. The blocks of flats including Aspen House offer some potential roosting and nesting sites for bird species that prefer ledges such as feral pigeon, although some properties have anti pigeon spikes attached to their window ledges as a deterrent. No nesting or roosting birds were noted during the site visit.

Ornamental Planting

3.3.8 A number of small areas of ornamental planting were noted within the communal gardens and within the garden of the TRA Hall. This planting was found to be typical of the urban, city landscape and although a diverse species assemblage was present including cotoneaster, holly and lilac (the species observed are listed in Appendix A) such planting is likely to be common within the surrounding landscape.

3.3.9 Adjacent to the Gymnasium building there is a wall on the (western boundary) covered in Ivy.

3.4 Species of Ecological Interest

Amphibians

3.4.1 No water features suitable for amphibians (including the protected great crested newt) were identified during the site visit. The terrestrial habitats presented by the Application Site are sub optimal to support a population of amphibians and are relatively isolated by the sites' urban location. As such it is considered unlikely that amphibians would be present or affected by the development proposal.

Reptiles

3.4.2 No suitable habitat for reptiles was identified on site and the desk study records contained no records of reptiles in close proximity to the Application Site. The presence of reptiles on the Application Site is considered unlikely, given the lack of records, urban location with poor connectivity to suitable habitat, and unsuitability of the habitats present. As such reptiles will not be considered further during this assessment

Mammals

Bats

3.4.3 The trees present on site were considered to offer low to negligible potential for roosting bats. The residential buildings were found to be in a good state of repair, in constant use with little internal roosting opportunities present.

3.4.4 There is potential for clearance of the trees to be required, which would result in the loss of potential bat foraging habitat. The impact of this would be significant for the site in the context of the limited number of trees within the locality of the Application Site.

3.4.5 The two buildings classified as providing a low potential to support roosting bats are the Gymnasium building in the north-west of the Site and the TRA Hall in the north-east corner of the site, the survey of which is described below.

Bat Inspection Survey - Gymnasium

3.4.6 This is a detached building, approximately two-storeys high with a single-pitched, tiled roof. The brickwork of the building appeared in relatively good condition and few gaps were present around the window frames. Missing mortar on the southern rake appeared to allow access by bats to the roof structure and roof void. In addition, this building lies adjacent to a densely vegetated linear feature; a wall covered in dense ivy with a great abundance of flying insects noted around it.

3.4.7 This part of the site also appeared to be subject to relatively low levels of night time lighting which increase the suitability of the gymnasium as a roosting opportunity for bats. Due to the identification of potential bat roosting opportunities, this building was subject to an internal inspection, in an attempt to identify the presence/likely absence of roosting bats.

3.4.8 The internal inspection focussed on the large roof void present spanning the length of the building. Access was gained via a loft hatch present within the first floor mezzanine studio. Internal void lighting was present, although this was not used until the area had first been sensitively searched by torch light.

3.4.9 The roof void was open and relatively uncluttered by the roof structure, this would allow uninterrupted flight by bats should they have been present. Evidence of historic water damage was present on the purlins but it was clear the building had been re-roofed in recent years. No gaps were noted at the eaves and daylight could not be seen. The roof appeared well sealed (there was no access to the roof space via the missing mortar noted externally) and this is likely to have been achieved following the re-roofing work.

3.4.10 A small wasp nest was observed in the far north-eastern corner of the roof space although this was found to be inactive at the time of survey.

3.4.11 No evidence to suggest bats are, or have been active within the roof void were located during the survey and from the inside, access to the space appeared negligible and this suggests that the building is unlikely to be used by bats. As such, no further bat surveys of this building are recommended.

Bat Inspection Survey - TRA Hall

3.4.12 This brick built building was a single -storey, flat roof structure which, on the whole offered little potential bat roosting opportunities. However, to the rear of the building, missing bricks and/or mortar could allow access to a cavity wall, or act as a suitable roost feature on its own. This area was not able to be closely inspected during the habitat survey and as a precaution a more detailed inspection was carried out.

3.4.13 During the detailed inspection, access was gained into the garden of the centre to enable closer inspection of the building. The building comprised a flat roof construction possibly of asbestos board which was not considered to offer any opportunity for roosting bats. The access to the building was cluttered by vegetation on most sides restricting access by bats.

3.4.14 Several scaffold holes were present between the bricks. These could have the potential to offer roosting opportunities to bats, however, were not considered suitable due to the dense cobwebbing within them, the cluttered nature of the surrounding vegetation, and increased artificial lighting levels created by adjacent street lighting.

3.4.15 No other evidence to suggest bats are, or have been active within the building was located during the survey. Given this unsuitability and lack of evidence, no further bat surveys of this building are recommended.

3.4.16 In summary, no evidence to suggest bats are roosting, or have been roosting within the Gymnasium or the TRA Hall Building was discovered during the internal and external inspection surveys.

Badgers

3.4.17 No evidence of badger activity was observed during the site visit. In addition, due to the highly disturbed nature of the urban habitats present, their presence is considered unlikely. As such, badgers will not be considered further during this assessment

Birds

3.4.18 The trees and ornamental shrub planting present within the Application Site provide potential nesting opportunities for typical urban bird species. Although no evidence of bird nesting was observed during the survey, it should still be considered likely that this activity could take place within the Application Site.

3.4.19 There is potential for clearance of the trees to be required that would result in the loss of potential bat foraging and bird nesting habitat. The impact of this would be significant for the site in the context of the number of trees within the locality of the Application Site.

3.4.20 As described above, the buildings within the application site present minimal opportunities to nesting birds, due to exclusion measures and a general unsuitability of the buildings as a result of their relatively good condition.

Flora

3.4.21 There is one record of cornflower being present on the Application Site in 2003. Due to the scarcity of this species within the wild in the UK but due to its prevalence within landscaping seed mixes, it is considered that this record would refer to a cultivated species and is therefore not considered further within this assessment.

Invasive Species

3.4.22 No invasive species were identified as present on site during the site visit.

Other Species

3.4.23 No evidence found during the desk based study, nor the field survey element of this appraisal suggests any other protected/notable species are likely to be present within, or immediately surrounding the Application Site.

4. EVALUATION AND DISCUSSION

4.1 Designated Sites

4.1.1 As noted in the previous sections, the closest designated sites are SINCS at approximately 250m from site. On the basis of this distance from the Application Site and the localised scale of the proposed works there is very low potential for disturbance of habitats and species associated with these sites and a significant effect on SINC sites is unlikely.

Habitats

4.1.2 The habitats present in the Application Site are typical of urban areas of London and represent an ecological value in the site context only.

Trees

4.1.3 There are several trees present within the Application Site and the local surrounding area. On the basis of this, these trees are considered to have an ecological value in the site context only.

Shrubs and Grassland

4.1.4 Amenity grassland and shrub habitat is common within this area of London. Therefore, it is considered to have value at the site context only. As such, removal of this habitat is not considered to have a significant impact upon the abundance of this habitat type in the local context.

4.2 Species

4.2.1 No evidence was observed during this assessment to suggest amphibians, reptiles or large mammals (such as badgers) are present within the Application Site. These species are considered likely absent from the application site and therefore, the proposed works can reasonably be expected to have no effect on them.

4.2.2 The trees and vegetation observed within the Application Site are likely to provide a suitable habitat for foraging bats. However, high lighting levels associated with the publically accessible park and surrounding residential area are likely to reduce the value of this potential foraging resource to common species that are more light tolerant, such as common and soprano pipistrelle species.

4.2.3 Due in part to the increased artificial lighting levels within the Application Site and apparent good condition of the trees, it is considered unlikely that any are suitable to support roosting bats; therefore, there would be no impact upon roosting bats within trees.

4.2.4 Following the internal and external building inspection to identify the presence or likely absence of roosting bats, the buildings have been deemed to have negligible potential for roosting bats and thus, it is considered unlikely that there will be a significant impact upon roosting bats.

4.2.5 The trees and areas of dense shrub within the Application Site provide some potential to support nesting bird species such as house sparrow and robin. All species of birds are protected when nesting and there is potential for works to result in the death or injury of birds or damage/destruction of their nests; therefore, this will require consideration prior to any removal or maintenance of such vegetation.

5. RECOMMENDATIONS FOR ENHANCING THE REDEVELOPED SITE

5.0.1. Any tree or vegetation removal should be undertaken at a time that minimises the risks of destroying active bird nests, i.e. between October and February (inclusive). If this is not possible, it is recommended that a suitably experienced ecologist attends site, preferably no more than 48 hours before works are planned to commence to ensure there are no active bird nests. If active nests are found, all works should cease immediately surrounding the nest until the nest(s) are confirmed as inactive (i.e. the chicks have fledged and left the nest). A Method Statement should be prepared to ensure this process is completed in a suitable manner.

5.0.2. It is recommended that compensatory planting of trees is undertaken to replace lost bat foraging and nesting bird habitat and to enhance the ecological value of the site post development. In addition to this, provision of bird boxes on the proposed new building suitable for species such as house sparrow is recommended, to enhance the biodiversity of the site.

5.0.3. Following the findings of the internal and external building and tree inspections, no further surveys are proposed with regards to the status of roosting bats within the Application Site.

5.0.4. This ecological assessment has identified the potential for the presence of foraging bats particularly along the tree lined western boundary. There is potential for this tree line to act as a commuting route, or foraging resource for low numbers of common bat species. With this in mind, it is recommended that the proposed development considers a sensitive lighting design to reduce the typical adverse effects that night time light can have on wildlife. Artificial lighting can have a significant impact on habitats and species, during the construction and operational phase of any proposed development.

5.0.5. To reduce the potential adverse effects of additional night time lighting on key habitats and species present within and surrounding the development, the avoidance of unnecessary lighting should be considered including:

- Lighting should either be directed down onto key areas for minimal light pollution, or kept at a low-mounting height to allow bats to continue to use darker 'upper commuting routes';
- Exploring the use of hoods and/or louvered vents to increase directionality of light, avoiding unwanted spill;
- No lighting should be directed onto bird box entrances as this may deter them from using these features;
- Exploring the use of lighting control, timers, presence and movement sensors to reduce the amount of time lighting is on; and
- Reducing light spill from internal spaces on to key receptors such as trees and hedgerows.

6. SUMMARY

6.0.1. This report has identified that there are a number of ecological receptors within, and in the vicinity of, the site with potential to be affected by the proposed development. The effects of the proposed development on these receptors are summarised below.

6.0.2. Although locally designated Sites of Importance for Nature Conservation are located within 2km of the Application Site, no adverse impact on any of these sites is predicted.

The habitats in the site are of nature conservation value at the Site scale and in conjunction with the localised nature of the works, a significant adverse impact is not predicted.

6.0.3. The assessment has concluded that the only protected species that are likely to use the site are nesting birds and foraging/commuting bats.

6.0.4. Replanting or replacing any trees lost to the works elsewhere within the site is recommended and this would provide habitat which could be used by birds and foraging bats.

6.0.5. Vegetation and tree removal should occur outside of the bird nesting season where possible. See Section 5 for further recommendations in relation to this legal requirement.

6.0.6. Given the potential for foraging bats on the Application Site, a recommendation for the consideration of a sensitive lighting design is provided within Section 5.

FIGURES

FIGURE 1 SITE LOCATION PLAN

Legend

Maitland Park Estate

N

Client

Camden Council

Project Title

Maitland Park, Camden

Project Number

61031879

Figure Title

Ecologically Designated Sites (within 2km)

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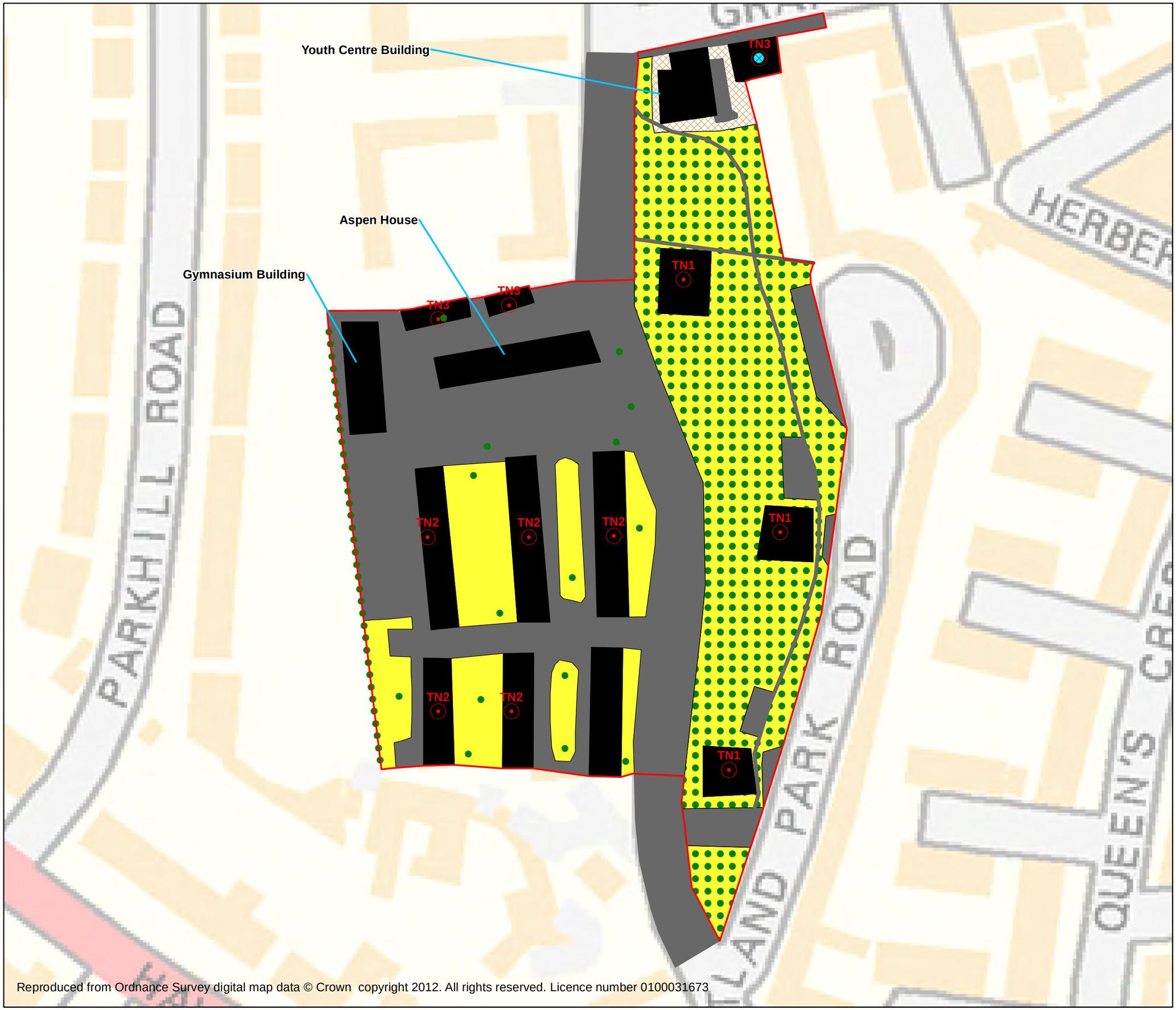
Date	Prepared By
21/10/13	JB
Figure No. 1	Revision -

FIGURE 2 PHASE 1 HABITAT SURVEY PLAN



Legend

- Red Line Boundary
- Hardstanding
- Broadleaved Trees
- Amenity Grassland
- Building
- Hardstanding
- Ornamental Planting
- Scattered Trees - Parkland
- Target Note (TN)

N

Client

CAMDEN COUNCIL

Project Title

MAITLAND PARK

Project Number

61031879

Figure Title

MAITLAND PARK
PHASE 1 HABITAT SURVEY

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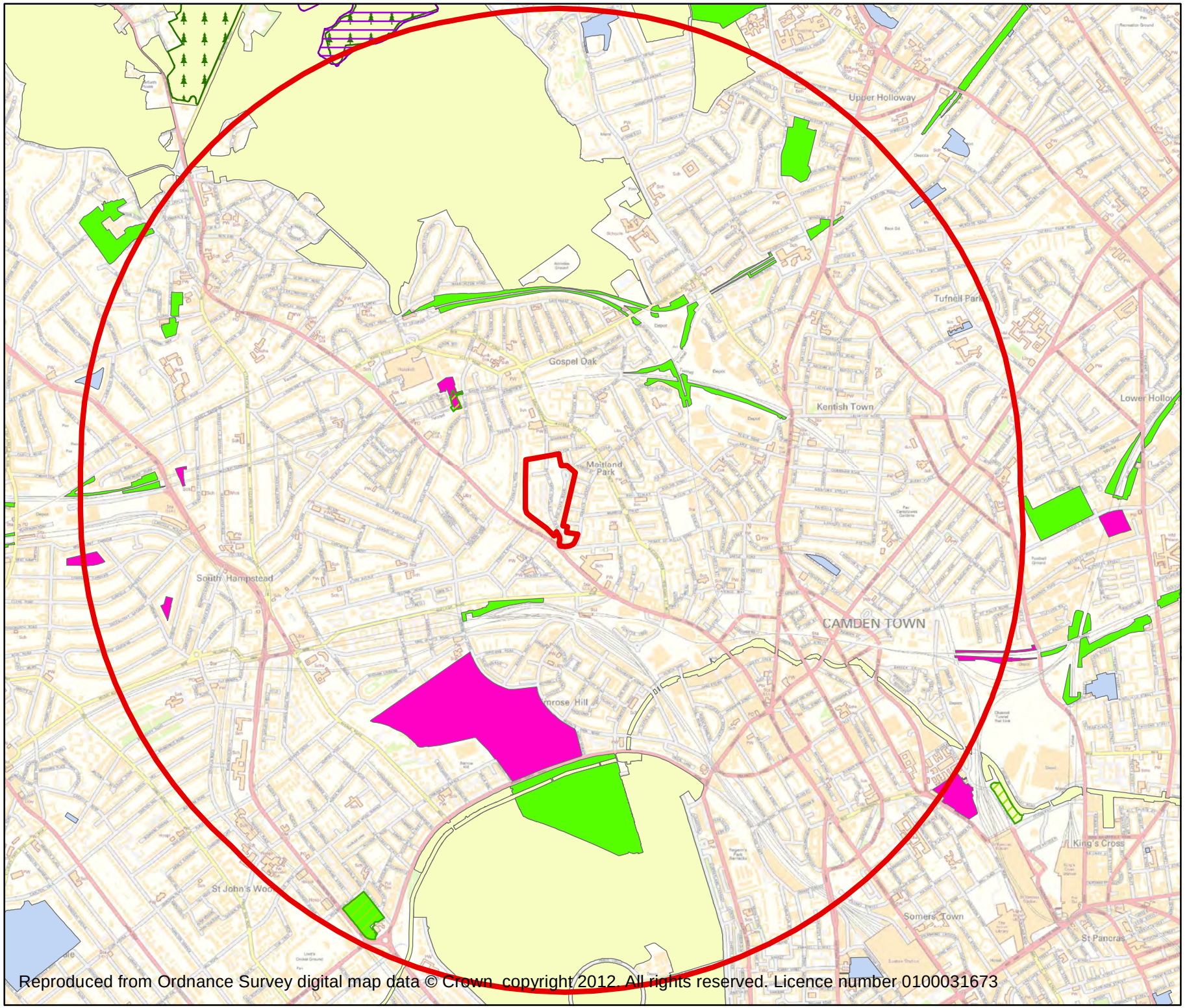
25/11/2013	JB
Figure No.	**Revision**
2	A1

FIGURE 3 ECOLOGICALLY DESIGNATED SITES



Legend

- Maitland Park Estate
- Local Nature Reserves
- National Nature Reserve
- SSSI
- SPA
- Ramsar Sites
- Ancient Woodland
- SAC
- Borough1_region
- Borough2_region
- Local_region
- Metropolitan_region

N

Client

Camden Council

Project Title

Maitland Park, Camden

Project Number

61031879

Figure Title

Ecologically Designated Sites (within 2km)

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Figure No.	**Revision**
3	-

APPENDICES

APPENDIX A SPECIES LIST

Type	Species		
Amenity grassland	1	Annual meadow grass	(*Poa annua)*
	2	Cats ear	(*Hypochaeris radicata)*
	3	Comfrey	(*Symphytum sp)*
	4	Common Mallow	(*Malva sylvestris)*
	5	Common nettle	(*Urtica dioica*)
	6	Creeping bent grass	(*Agrostis stolonifera)*
	7	Creeping buttercup	(*Ranunculus repens*)
	8	Curled dock	(*Rumex crispus*)
	9	Springy turf moss	(*Rhytidiadelphus squarrosus*)
	10	Dandelion	(*Taraxacum officinale)*
	11	Dove's-foot Crane's-bill	(*Geranium molle*)
	12	Greater plantain	(*Plantago major*)
	13	Hedge garlic	(*Alliaria petiolata*)
	14	Herb Robert	(*Geranium robertianum*)
	15	Perennial rye grass	(*Lolium perenne)*
	16	Ribwort plantain	(*Plantago lanceolata*)
	17	Wall barley	(*Hordeum murinum)*
	18	White clover	(*Trifolium repens*)
	19	Daisy	(*Bellis perennis*)
	20	Creeping cinquefoil	*(Potentilla repens)*
	21	Yellow Corydalis	*(Pseudofumaria lutea)*
	22	Common vetch	*(Vicia sativa)*
	23	Ragwort	*(Senecio jacobaea)*
	24	Ivy	*(Hedera helix)*
Ornamental planting	1	Ivy	*(Hedera helix)*
	2	Buddleia	(*Buddleja davidii*)
	3	Rowan	(*Sorbus aucuparia*)

Type	Species		
	4	Comfrey	(*Symphytum sp)*
	5	Holly	(*Ilex aquifolium*)
	6	Elder	(*Sambucus nigra*)
	7	Privet	(*Ligustrum sp)*
	8	Lilac	(*Syringa sp)*
Trees	1	Weeping willow	(Salix x babylonica)
	2	Elder	(Sambucas nigra)
	3	Hawthorn	*Crataegus monogyna)*
	4	Silver birch	(Betula pendula)
	5	Lime	(*Tilia sp*)
	6	Ash	(*Fraxinus excelsior*)
	7	Sycamore	(*Acer pseudoplatanus*)
	8	Cherry sp	(*Prunus* sp)
	9	Holm Oak	(*Quercus ilex)*
	10	Horse Chestnut	(*Aesculus hippocastanum)*
	11	Common Lime	*(Tilia x europaea*
	12	Mahonia	*(Mahonia sp)*
Birds	1	Blackbird	(*Turdus merula*)
	2	Feral pigeon	(*Columba livia domestica*)
	3	European robin	(*Erithacus rubecula*)
	4	Carrion crow	(*Corvus corone*)
	5	Eurasian Magpie	(*Pica pica*)
	6	Wood pigeon	(*Columba palumbus*)
	7	House sparrow	(*Passer domesticus*)