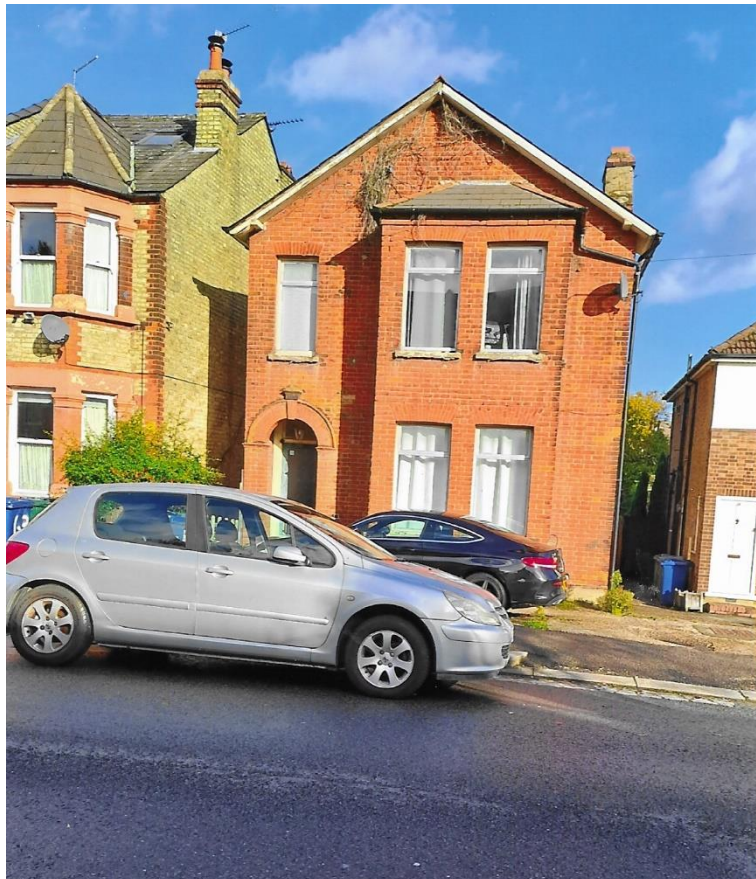


COYNE ENVIRONMENTAL

65 Crescent Road

Barnet

EN4 9RD



ECOLOGICAL APPRAISAL

December 2023

KENNETH COYNE

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Coyne Environmental

5 Philosophers Gate

Ashwell

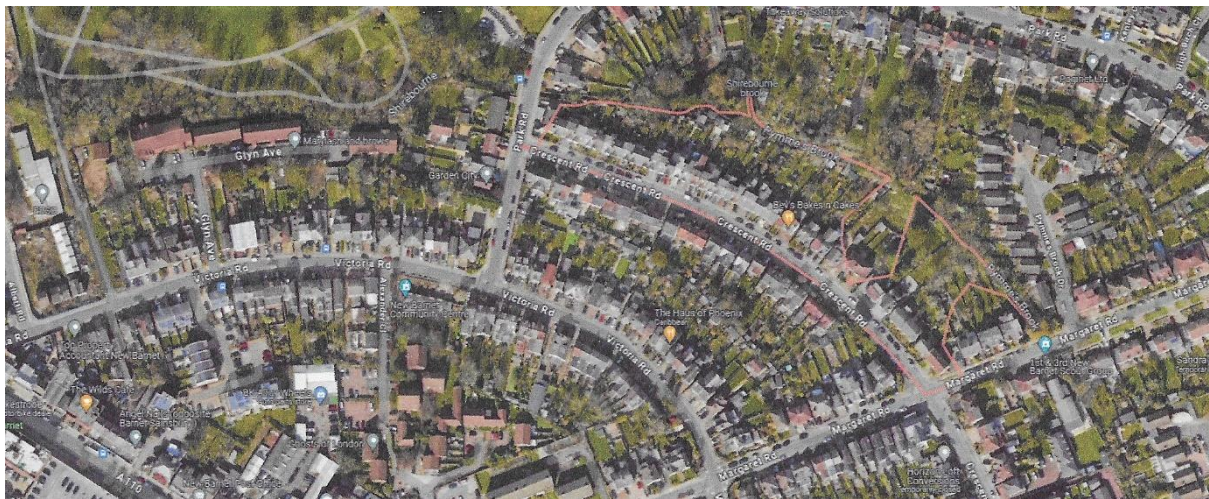
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INTRODUCTION

Scott & Sampson Architects has instructed Coyne Environmental to carry out an Ecological Appraisal (EA) of 65 Crescent Road, Barnet, EN4 9RD, to establish the potential presence or absence of ecology on the site. This is part of a study for the submission of a planning application to Barnet Borough Council (BBC) for proposals to develop the site.

It is proposed to undertake a Preliminary Ecological Appraisal (PEA) survey and Report to establish if there is any ecology of significance and any protected species like bats, European Protected species (EPS) on site. This will assist the local planning authority (LPA) on what environmental studies may be required when determining the application or which may be appropriately dealt with by a suitably worded planning condition.



The completed PEA will enable the LPA to consider the impact of the proposal on wildlife. The authority can then discharge its legal obligations under the 'Conservation of Habitats and Species Regulations' (2018) and any 'Outline Mitigation and Compensation Strategy' if required.

I am a qualified Ecologist, Associate of the Institute of Ecology & Environmental Management with over 35 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The EA survey was carried out on the 13th November 2023. This was conducted in the day time, in reasonable weather (12c), calm, dry conditions.

SITE

The site is in New Barnet, north London, with the Green Belt (GB) to the north and metropolitan London to the south. This is a residential area of mainly detached houses in large gardens. Immediately to the rear of the property is Pymmes Brook, one of the tributaries of the Lea, forming an ecological corridor, as part of the Pymmes Brook Trail and the London Loop. (150mile signed path, round outer London)

To the north this becomes part of Monkton Hadley Common. A large area of pedunculate oak woodland and a Site of Borough Importance for Nature Conservation (Grade 1), an Ancient Woodland (AW) and common land. Beyond this is Hadley Wood Golf Course and the whole of this area was once part of the royal forest of Enfield Chase.

The property is in the middle of Crescent Road, with similar properties on either side. The detached dwelling is a Victorian property, which is in poor condition. The house sits to the front of a long garden, which becomes wider to the rear. In the small front garden, it is an informal parking area. As it is proposed to develop the site for three new houses the majority of the rear garden is covered in black plastic sheeting, with little of the original garden area remaining. Surrounding houses have similar large gardens.

AREA DESIGNATIONS

Wildlife conservation is set out in the UK Biodiversity Action Plan (BAP), The London Plan and the London BAP at a strategic level as well as the Mayors Biodiversity Strategy. At the local level Barnet has produced a number of documents relating to wildlife including Nature Conservation in Barnet, Ecology Handbook 28 and Green Infrastructure for Barnet SPD and a Barnet BAP.



With many open spaces in the area, including Hadley Wood golf course, this is an area in the Barnet Green Belt that has numerous green spaces and other golf courses, among the remnant farmland, now mainly “horsiculture”. Pymmes Brook Trail, being part of the London Loop Green Walk, is in the Barnet’s Green Infrastructure (GI) linking Monkton Hadley Common with Darlands Lake Nature Reserve and is thus a surprising area of countryside by maintaining strong GB legislation.

CONDITION

The existing house and its garden, are in poor condition. Most of the front area is tarmac with a few remnants of planting. The house is of red brick, replacement windows and single pitched tiled roof. On the east side is a wide passageway to the

rear garden and a detached garage. The rear of the house has a single storey extension and patio.

The back garden slopes down, requiring steps and beyond the garage it widens out to twice its size. Apart from a single fruit tree (*Malus spp.*) in the middle of this rectangular plot, most of the soil is covered in plastic. Around the sides, emergent weeds have taken over up to the fenced boundary. This section also has discarded building materials and branches from pruning's. The site is being prepared for re-development.



The house was next inspected for bats, European Protected Species (EPS). External areas were first viewed. The house appears to be in reasonable condition., for its age Windowsills, soffits, bargeboards, and door frames were examined. No evidence of bat droppings, discarded meals (insect wings) was found. Visual inspection of the roof was next considered and appeared sound. No obvious cracks or other entry points on the roof and walls was noted or scratch marks, urine stains on any surfaces.

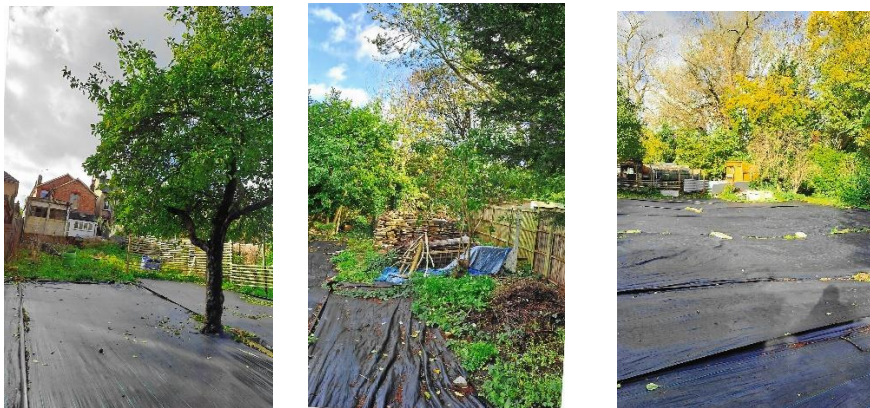
The loft was inspected next and is a general area for informal/discarded storage. An assessment of the whole loft space was undertaken, which is fully insulated and boarded out. This was conducted using visual methods, a powerful torch (1000 lumens) and bat detector (Echo Meter Touch 2 / Notepad). No bats or evidence of them in the form of droppings, scratch marks of possible entry points or urine stains, was found. Dust on most surfaces and cobwebs have accumulated over time and none appear to have been disturbed, with animal activity. Therefore, as detailed in the Bat Conservation Trusts Bat Surveys, Good Practice Guidelines, 3rd. edition 2016, the dwelling was considered negative for bats.

The external areas were next inspected for bats. There are no large areas of climbers on any of the elevation of the house, which bats could use as a roost. The one fruit tree appeared to have no fissures or cracks, as a possible roost site. The garden was therefore also rated as negative for bats. They will however probably forage and commute around the garden, to other residences and the countryside beyond the property.

As indicated the rear garden is being prepared for development, as three building plots and being covered in polythene, is of minimum ecological value. None of the emergent vegetation including nettle (*Urtica dioico*), bramble (*Rubus fruticosus*) dandelion (*Taraxacum agg.*) and dead nettle (*Lamium purpureum*) are of any significant

ecological importance. The few shrubs of elder (*Sambucus nigra*) and young sycamore (*Acer pseudoplatanus*), on the boundary, may be used by birds, but no signs of nests or nest building was observed (out of the normal breeding season),

The border vegetation has a few flowering species, useful for butterflies, bees and other invertebrates seeking pollen. There are no signs of animal activity, of runs, tracks, droppings, burrows etc, though the site. The shrub borders are possible refuges for small mammals, reptiles and similar animals, as well as a limited seasonal food source for a range of birds. There are no bramble cover /damp areas as a potential habitat for species such as slow worms, frogs, toads and field mice.



All of the boundaries are fenced. This does limit wildlife connectivity through the site. There are no ponds or other areas of water for Great Crested Newts (EPS), or other amphibians to colonise. Neighbouring gardens and the countryside beyond are however possible wildlife refuges, where larger mature trees and other vegetation are present. Thus, combined with these ecological corridors, many species may be using this garden to pass from one feeding/habitat/ breeding site to the next and the application site could be part of this network.

ECOLOGICAL APPRAISAL

From the initial study and site appraisal it is probable that only a limited number of wildlife species use the application site. These would be common garden birds such as warblers, robin, pigeon etc and hopefully house sparrows (Red List). Mammals, reptiles and amphibians are unlikely, as there is limited cover in the existing vegetation but bats may use the garden as part of commuting / foraging routes, particularly from the ecological corridor of the GB. Other amphibians such as Great Crested Newts (GCN) are unlikely to be found, as there is not a close suitable water source in the vicinity, Pymmes Brook being too far away. Using the GNC Suitability Index the site as a negative score.

The borders may be frequented by a few nectar seeking butterfly and similar insects. The taller vegetation could be nesting sites for smaller birds (finches, tits) but bats are unlikely to frequent these due to no sign of cracks/ fissures or ivy cover. There are no signs of larger mammals such as a red fox, badgers or deer.

EVALUATION

The site survey and subsequent desk study of the surrounding designated wildlife sites and nature conservation areas, indicates that the application site is not in an area of high risk for any specific species or sensitive habitats. There would appear to be little probability of encountering species like bats, GCN, slow worms and other reptiles as well as small mammals.

The limited amount of remaining vegetation is a habitat of common species, and due to the site being prepared for re-development, has little ecological value. Wildlife has few opportunities to colonise the site when it is adjacent to areas of greater biodiversity. The house was inspected for bats, being EPS. The roof is well insulated, used for general storage with no signs of bat activity. This evaluation has shown that this site is a habitat of limited ecological value for general wildlife and ESP in particular.

BIODIVERSITY NET GAIN

The Environment Act 2021 has a requirement for Biodiversity Net Gain (BNG) of a minimum of 10% on developments and this will become mandatory next year. If this is required for this scheme, when submitted, it is recommended suitable mitigation or enhancement, in the form of bat and bird boxes and ecological landscape proposals should be considered to meet this condition.

CONCLUSION

Coyne Environmental has been instructed to carry out an Ecological Assessment of 65 Crescent Road, Barnet EN4 9RD, to look for any ecology of importance or habitats of significance. A Preliminary Ecological Appraisal (PEA) survey has now been carried out and the results of this indicate that the survey has found only minimal ecological value on the site.

In accordance with BCT Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, I conclude that this site does not contain evidence of areas of significance and high biodiversity value, including ESP. I assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion this survey, analysis and Preliminary Ecology Appraisal Report would satisfy the requirements in respect of ecology when the proposals are submitted for planning. I recommend that the application can be determined on this basis.

REFERENCES

Location Plan
Proposals Plan



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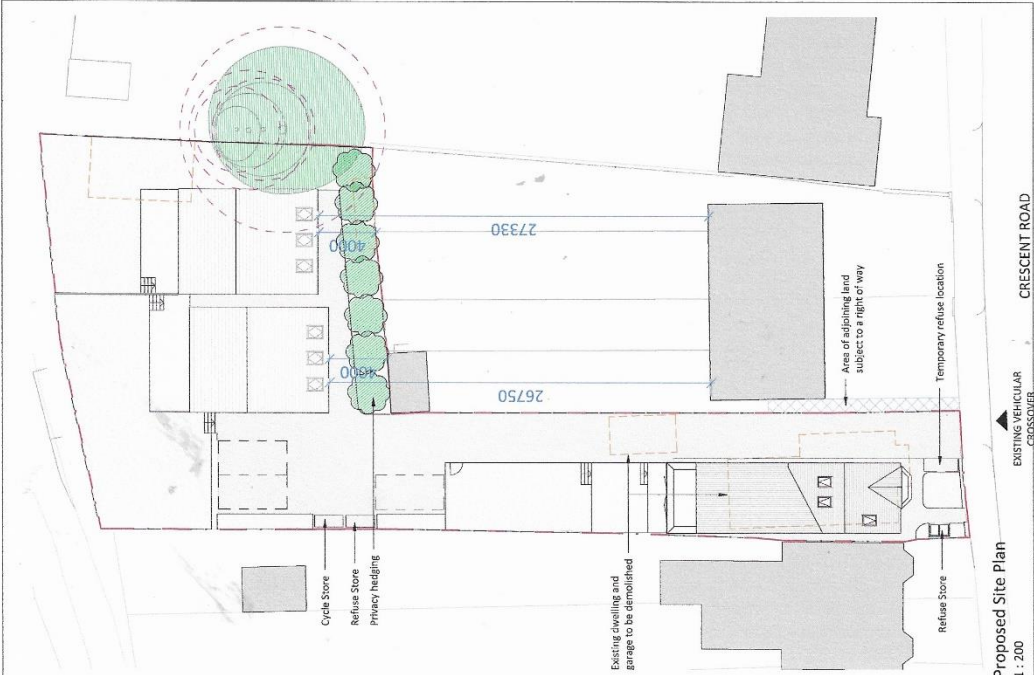
Drawn: MS
 Checked: MS
 Date: 04/09/22
 Status: Pre-ppp
 Revision:

Project: 65 Crescent Road, E14 9RD
 Client: Dr. Sampson
 Title: Site Location Plan
 Scale @ A1: 1:1250
 DWG No: 1520_P1.01

Note: Do Not Scale from Drawings, except for Local Authority Planning purposes only. These drawings are not intended for construction.
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Rev	Date	Drawn	Description

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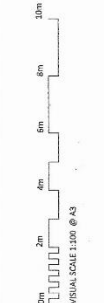
Proposed Site Plan
1 : 200

Proposed Street Scope
1 : 100

Proposed Block Plan
1 : 500

Project: 65 Crescent Road, RM180
Client: D. Sampson
Title: Proposed Site
Scale @ A1: As indicated
Drawn: MS
Checked: MS
Date: 04/09/22
Status: Pre-APP
Revision:

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Notes: 1. All dimensions are given in meters unless otherwise stated.
2. The site is shown as a shaded area on the plan.
3. The site is shown as a shaded area on the plan.
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5. The site is shown as a shaded area on the plan.

REV	DATE	DESCRIPTION

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