



Landvision

LANDSCAPE ARCHITECTS



ECOLOGICAL MANAGEMENT PLAN (REVISION 1) FOR 29 BEECH HILL, HADLEY WOOD, ENFIELD, EN4 0JN.

Date: 18th October 2023.
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INTRODUCTION

Introduction.

Landvision have been commissioned by the client to produce an Ecological Management Plan for 29 Beech Hill, Hadley Wood, Enfield This is to fulfill condition 13 The ecological management plan will demonstrate that the development achieves a biodiversity net gain of 10%. The proposals are for two new houses (29A and 29B) at the rear of 29 Beech Hill, to comply with Policy G6 of the London Plan, CP36 of the Core Strategy and Policy DMD79 of the Development Management Document and Policy HW-7 of the Hadley Wood Neighborhood Plan.

This report details and provides a landscape maintenance schedule and implementation program, along with Tree Planting details, Habitat Maps and Photographs.



1. GENERAL DESCRIPTION OF SITE AND SURROUNDINGS

Site description.

The site is in Beech Hill, Enfield. The land is effectively a rectangular rear garden site to the rear of no 29.

The ground is flat along the frontage of 29 Beech Hill, falling away to the far rear of the site. The site is located to the northern side of Beech Hill Road. Beech Hill road is a quiet residential road.

The site is a parcel of gently sloping land, previously the rear garden of 29 Beech Hill, which used to comprise an orchard with amenity grassland. At the time of the site survey (October 2023) visit the new pair of semi-detached single-family dwellings (29A and 29B) had been built, as well as the access along the side of the existing dwelling, with associated parking. These built elements have all already been constructed.

To the south there was an area of subbase prepared ready for the new patio for the 2 semi-detached dwellings. There was also a small brick shed at the rear of the garden.

The site in the rear garden had also been cleared. There was a small mound of topsoil which had been stripped from the site and piled up. This was revegetated by ruderal tall herb and short herb vegetation in the cleared area along the northern edge of the site, which was formerly an orchard with amenity grassland. The flora species have been recorded along with species of fauna.

The back garden was originally the former rear garden to the property to south, 29 Beech Hill Adjacent to the site, but outside of the perimeter confines, there are also various boundary trees which, although not all within our client's control, are to be unaffected by the proposed development and presumably will be retained by the adjoining owners as they provide screening to the development and a "green edge" to the boundaries, to the north and northeast of the site. There is one Ash which is showing signs of Ash dieback.

Ecological Management Objectives

- The Enhancement of the landscape – to maintain and develop the proposals for the planting scheme such that they are integrated into the surrounding landscape setting.
- Biodiversity – to create and maintain a mosaic of habitat types where possible, and to encourage greater biodiversity (a +10% net gain), which is sustainable, within the limits and constraints of the site.
- Visual amenity – to provide and maintain a visually pleasing scheme and to encourage the rapid and sustained establishment of the planting.



- User Safety – To ensure the Health and Safety of the development.
- SUDs features are to be added to the rear garden area.
- A SUDs Management Plan has been prepared. This will be followed to.
- Control the flow, volume and frequency of water draining the site, and to create opportunities for wildlife. The rain gardens will be grass, with an area of wildflower meadow which will be managed to maintain species richness. For further details of the maintenance recommendations in the SUDs report see that respective report

The start date on works programme is an estimate- it may change depending on the programme.

Specification of planting

Levels- Levels on site will be retained to those existing on the whole site following site clearance and construction of the two new semi-detached dwellings. Localised areas will require some levelling such as for the patio area .

Topsoil – Topsoil will be retained on site and respread to create the grass area in the rear garden.

The new planting areas for the hedges and tree planting pits along the site boundaries will require some additional topsoil where concrete has to be broken out to create beds, and this topsoil will need to be imported new topsoil. All planted areas shall have adequate topsoil cover so as to allow sustainable growth of the plants. Topsoil depth to be as follows:

- Planting beds with trees – the minimum depth of topsoil will be 600mm.
- Shrub beds – the minimum depth of topsoil will be 450mm.
- Grassed areas – the minimum depth of topsoil will be 150mm.
- Subsoil and topsoil to be placed in layers not exceeding 150mm and to be lightly compacted to reduce the risk of settlement.
- To all areas afford adequate drainage as required and ensure correct soil levels extending to the bottom of fencing material, posts, gravel boards, walls etc throughout the site.
- Imported topsoil is to comply with BS:3882 and will be free of compaction and or deleterious material, rocks, bricks, and builders’ rubble. Topsoil is to have a clay content not exceeding 20% and is to be fit for purpose. Imported topsoil will need to have a certificate to say that it complies with BS:3882.
- After planting and before mulching, planted areas will need to be raked through to take out any stones/lumps.



- Once areas are raked through, a 60mm bark mulch (18 – 35 grades) or recycled screened green waste, will be spread over the planting areas, to help with weed and moisture control.
- Turf – Area to receive turf is to be cultivated, graded.
- Once turfed, areas will not be walked on without protection, until natural firming and knitting has been achieved.
- Trees will need to be planted as per the Standard detail in the Appendix.
- A Planting schedule of Trees and other plants is on the Soft Landscape plan by Landvision.
- For further details please see Soft Landscape Plan by Landvision, October 2023.
- A walkover survey was undertaken .The following species were present on site during the site survey on 6th October 2023. The weather was dry, sunny, and warm. The temperature was 24 degrees Celsius.
- No rare species were recorded. However, a wide variety of grasses and wildflowers were recorded using the DAFOR scale. There were also a variety of invertebrates, mammal, and bird species typical of garden areas. The main habitat is garden mosaic, with overgrown shrubs and trees on the rear boundary growing on low fertility sandy/ gravel soils overlying clay. Whist the sandy soils are typically free draining, the occurrence of clay is also providing some niches for some sedges and rushes on some moist areas of topsoil in parts of the rear grassland. The sheltered south facing sunny rear garden of 29 A and 29 B Beech Hill has a wildflower area with native grassland which provides ideal habitat for basking butterflies and other fauna including Lemon snail. Two Red Admiral butterflies were sighted basking on tree Ivy leaves on the northern hedgerow boundary.

Fauna	Animal	Field signs
7 spotted Ladybird	Coccinella septempunctata	Sighted on nettles in rear garden
4 spot orb weaver Spider	Araneus quadratus	Sighted on wood in rear meadow area
Red Admiral butterfly	Vanessa atalanta	2 (Male) perching on Tree Ivy - rear garden northern boundary
Lemon Snail	Cepaea nemoralis	3 individuals on dead vegetation across rear garden
Blackbird	Turdus merula	Song
Grey Squirrel	Sciurus carolinensis	Sighted boundary wall on west of rear garden
Marmalade Hover Fly	Episyphus balteatus	Sighted above rear grassland



Species Inventory	Common Name	DAFOR SCALE
Flora		
Column1	Column2	Column3
Veronica persica	Common Field Speedwell	F
Buddleia davidii	Butterfly bush seedling	F
Polygonum aviculare	Knotgrass	O
Potentilla reptans	Creeping Cinquefoil	F
Geum urbanum	Wood avens	O
Acer pseudoplatanus	Sycamore seedlings	O
Salix spp	Willow seedlings	O
Prunus spinosa	Blackthorn	F
Acer campestre	Field Maple	R
Fraxinus excelsior	Ash	O
Rubus fruticosus	Bramble	F
Carduus crispus	Wetted Thistle	R
Cirsium vulgare	Spear Thistle	O
Lolium perenne	Perennial Rye Grass	O
Conyza canadensis	Canadian Fleabane	F
Hedera helix	Ivy	O
Urtica dioica	Stinging Nettle	D
Tripleurospermum inodorum	Scentless Mayweed	O
Prunella vulgaris	Self-heal	F
Carex pendula	Pendulous Sedge	F
Festuca rubra litoralis	Creeping Red Fescue	F
Luzula campestris	Field Wood-Rush	O
Bellis pernnis	Common Daisy	O
Chrysanthem leucanthemum	Ox eye daisy	O
Chenopodium album	Fat Hen	O
Anagallis arvensis	Scarlet Pimpernel	F
Euphorbia peplus	Petty Spurge	R
Plantago major	Greater Plantain	F
Epilobium montanum	Broad leaved Willowherb	F
Senecio vulgaris	Groundsel	O
Medicago arabica	Spotted medick	F
Holcus lanatus	Yorkshire Fog	A
Trifolium repens	White/Dutch Clover	D
Plantago lanceolata	Ribwort plantain	F
Senecio jacobea	Common Ragwort	O
Chrysanthemum leucanthemum	Ox-eye Daisy	O
Ranunculus repens	Creeping Buttercup	D
Cirsium vulgare	Spear Thistle	F
Taraxacum officinale	Dandelion	O
Hypochaeris radicata	Cat's Ear	O
Aquilegia spp	Columbine	R
Plantago major	Great Plantain	R
Agropyron repens	Couch	O
Poa trivialis	Rough Meadow Grass	O
Arum maculatum	Arum Lily/ Cuckoo Pint	R
Lapsana communis	Nippelwort	O
Rumex obtusifolius	Broad leaved Dock	F
Geranium robertianum	Herb Robert	R
Silybum marianum	Milk Thistle	R
Agrostis stolonifera	Creeping Bent	F
Dactylis glomerata	Cocksfoot	D
Salix caprea	Goat Willow	F
Rosa arvensis	Field Rose	O
Poa annua	Annual Meadow Grass	F
Corylus avellana	Hazel	O
Festuca rubra	Creeping Red Fescue	O
Ligustrum vulgare	Wild Privet	F
Agrostis capillaris	Common Bent	F
Sonchus oleraceus	Smooth Sow Thistle	O
Picris echioides	Bristly Ox-Tongue	O
Hieracium spp	Hawkweed	F
Rumex obtusifolius	Broad-leaved Dock	O
Solanum dulcamara	Bittersweet (Woody Nightshade)	R



2. SOFT LANDSCAPE MANAGEMENT

Management will seek to maintain the garden mosaic habitats, as these are species rich habitats in the rear garden, which presently provide a mosaic of opportunities for a variety of wildflowers, grasses, sedges, rushes, as well as shrubs and trees. The garden also currently provides green links to areas where animals can feed and seek shelter.

To obtain a biodiversity net gain (of +10%) on this site all the existing hedgerows and trees will be protected (except if dead, dying, or dangerous.) The ecological management will be to maintain the current species richness of the wildflower area. This area will not be fertilized, but kept as low fertility, to maintain the species richness.

Mitigation and enhancements- The Landscape planting plan shows enhancements to create and maintain green links along the site periphery, to act as wildlife corridors. These include two green walls, planting of native trees, and the addition of new mixed native hedgerows along boundaries which have little/ no vegetation on site.

Wildflower rain garden areas.

The topsoil on site will not be fertilized, but re-spread unfertilized, to maintain the species richness (over 60+ species were recorded on site in the grassland area). The existing species rich topsoil including its native grassland seedbank will be conserved, protected, and retained, to be re spread and managed to maintain species richness. By not fertilizing the wildflower areas the current species richness would be maintained. Cuttings will need to be boxed off, or raked off and removed to a compost heap which could be put in a sunny place at the rear northern boundary of the garden. (Fertilizing will be avoided in rear garden wildflower areas as it tends to favour rank growth of grasses and dominant species at the expense of biodiversity).

Green Walls.

Two green walls are to be installed. This is to provide visual amenity, to reduce glare, enhance microclimate, and add biodiversity, to achieve a BNG net gain on this site.

Garden Mosaic habitats including wildflower grassland will be maintained for diverse flora and fauna including for the Lemon Snail (*Cepaea nemoralis*), also known as Brown-Lipped Snail, or Groove Snail. which is present on dead stems in the rear grassland area. 3 individuals were found during the walkover survey. This snail feeds on dead vegetation and so plants will be allowed to flower, set seed, and die before the final hay meadow cut in September.

The 7 Spotted Ladybird (*Coccinella Septempunctata*) was present on Nettle (*Urtica dioica*). This Ladybird lays its eggs on leaves or green stems and shelters in dry crevices under tree bark, and other habitats containing any dry wood. It feeds on aphids and is an excellent pest controller in



gardens. Keeping mature trees, and areas of dead wood (log piles), as well as a patch of Bramble and nettles will be desirable, as these are ideal as sheltering places. Those habitats will be protected and maintained for invertebrates and other species to thrive.

Wildflower seeding will be by using a wildflower seed mixture specifically for invertebrates and birds. This will be to help to provide food for invertebrates, and for wild birds (Blackbird *Turdus merula* was present on site) over winter during the walkover survey (October 2023).

Wild Bird Wildflower Seeds LW14M (Landlife Wildflowers, or similar approved) seed mix for wildflowers for invertebrates and birds.

This will be to create a permanent patch of native wildflowers and grasses which provide not only nectar for invertebrates, but seeds that help feed wild birds over winter.

This mix contains 23 different flower species including grain-bearing plants to provide winter food for birds, and 6 meadow grasses.

Check out the specification sheet for more details see Landlife Wildflowers web site for details (Tel 01205 281 902) (or similar approved)seed mix for sandy gravel soil over underlying clay.

This wildflower seeding is to be seeded on the re spread topsoil areas on the wildflower areas at the rear of the gardens, in the rain garden areas. Seeding to be in April. Or in September.
Sowing Rate: 5 grams per sq/m - 1kg covers 200sq/m. Any "leftover areas" which are too small for shrubs could be seeded with this mix, to add biodiversity to the site.

This will be to obtain a net gain (of +10% across the site) in biodiversity, whilst conserving the present species rich seed bank in the topsoil on site which derives from the native grassland on site.

As well as a variety of herbs and grasses, sedges in the revegetated topsoil of the grassland plants, number of invertebrate species were also recorded at time of the site survey in October. See flora and fauna list for details. The ecological management goal will be to conserve and enhance the species on site, whilst adding additional native species, via wildflower plug planting.

Amenity planting – Shrubs and ground Cover.

Ground cover shrubs are to be located within 3m of the edge of hard surfaces and will need to be managed to achieve a total ground cover. Plants will be regularly, watered inspected and trimmed as necessary, to avoid conflict with pedestrian and vehicular users, in a manner that retains the typical form of the plants. Mulched areas will be topped up with new mulch to retain the cover and prevent weed growth. See Landscape Plan for details of planting areas and mulching.



Specimen trees are located to afford maximum visual impact to the scheme. They will be managed to avoid conflict with residents of the site etc., and in a manner to retain their typical form. Management operations will include pruning, removal of dead matter, re-staking to retain stability in early years until establishment. Stakes will be removed after 2-3 years.

Turf/Lawn areas.

Seeded and turfed areas will be maintained with operations including mowing, strimming, edging, watering, fertilizing, etc. as required, to maintain and to promote a healthy vigorous sward free from disease, fungal growth, discoloration, scorch, or wilt, to present a neat and tidy appearance typical of an urban lawn.

Green Walls.

Two green walls are to be installed. These will be maintained under a 30-year management agreement with the installer. The maintenance will include an irrigation system to be installed, with weeding. Any dead/ dying plants will be replaced.

Beat up meetings.

Annual beat-up meetings will be held (in June/ September) to ensure that the trees, hedgerows, and green walls remain well maintained for 30 years. This will keep planting areas in good condition.

Hard Landscape Management.

The hard landscaped areas are all designed to be low maintenance in their use of materials and layout. These areas, however, will still require maintenance with operations including removal of litter/rubbish, removal of chewing gum, pressure washing to remove staining and removal of the propagation of weed growth etc. General maintenance may be required to maintain safe, level, and functional surfaces. Gravel areas will have any weed growth removed; they will need to be raked and topped up regularly to retain a level and visually pleasing surface.

FENCES AND BOUNDARIES MANAGEMENT

The present boundaries will be maintained.

All fences and boundaries will be maintained to ensure their condition, safety, and good appearance. Maintenance shall include repair and replacement when required.

PHOTOS.



Photos of the bird boxes, bat boxes, wildflower seed, supply and installation and management agreement for green walls, hedge plants, trees, mulch) will be sent to the Landscape & Biodiversity Officer and the Supervising Planning Officer at Enfield Council when items have been installed; this will help to ensure that the Ecological Management Plan condition 13 will be discharged. It is also a good idea for the homeowner to maintain a photo record of maintenance activities to the gardens, including photos of invoices.



ECOLOGICAL MANAGEMENT PLAN OPERATIONS.

AREA	PRESCRIPTION	PRIORITY	DESCRIPTION
Green walls	Irrigation system and weeding	1	Green walls to be installed and kept maintained with a 30-year maintenance agreement. This will include weeding, watering, and replacement of any dead/dying plants. Irrigation system for green walls will also be maintained for 30 years.
Wildflower grassland areas	Weeding	1	Hand weed to remove any invasive weeds such as Docks (<i>Rumex</i> species) and Thistles (<i>Cirsium</i> spp) which would dominate. Do not fertilize the soil but keep low fertility for species richness. Cut in mid Sept (“hay cut”) and remove cuttings to compost heap off site.
Amenity turf/lawn areas	Mowing	1	1. Grass will not be allowed to reach the height of 100mm or more, and shall be mowed to a minimum height of 50mm. 2. All mowing, trimming, and edging equipment shall be properly maintained. Cutting blades shall be kept sharp to minimize turf damage. Arisings to be left as mulch following the first cut.



Individual Trees	Pruning	1	<p>Specimen trees will need to be pruned to maintain form and promote uniform growth. Remove any dead or decaying matter. In the first-year water in drought. Within the first 3 years of growth, ensure stability, and adjust as necessary the attachment of stakes etc. Remove stakes after 3 years.</p> <p>High Priority: To create a good impression of the site and development to enhance the visual impact to the street, and to achieve a +10% Biodiversity Net Gain at 29 A and 29B Beech Hill and adjacent access.</p>
Hedgerows and Shrubs	Weeding	1	<p>At least once every 4 weeks, remove weed growth and reinstate mulch. Within first 5 years, replace any specimens as may be required with similar species plants.</p>
Vegetation	Litter removal	2	<p>Litter will reduce the visual amenity of landscape. Every week clear accumulated litter as required.</p>
Plan review			<p>The success and failings of the Ecological Management Plan will be for 30 years. The EMP will be reviewed every 5 years, the first review taking place with 12 months of the start of this EMP. plan.</p>



OPERATION	YEAR	J	F	M	A	M	J	J	A	S	O	N	D	Comment
Plant replacement inspection, review	2024	Replace	Replace	Replace			Inspection	Inspection					Replace	
Watering	2024					X	X	X	X	X				Essential operation if risk of drought
Re-firming Newly planted material	2024													As required
					X									
Removal of litter	2024													As required
		X	X	X	X	X	X	X	X	X	X	X	X	
Pest and disease control (When required)	2024													
	Assess Ash dieback in Ash trees every year													
	Fell and remove any dead Ash trees.	X	X	X	X	X	X	X	X	X	X	X	X	
Plant support, protection, Adjust, replace, remove	2024													X
	2024													
	2024	X	X	X	X	X	X	X	X	X	X	X		
	2024													
	2024													

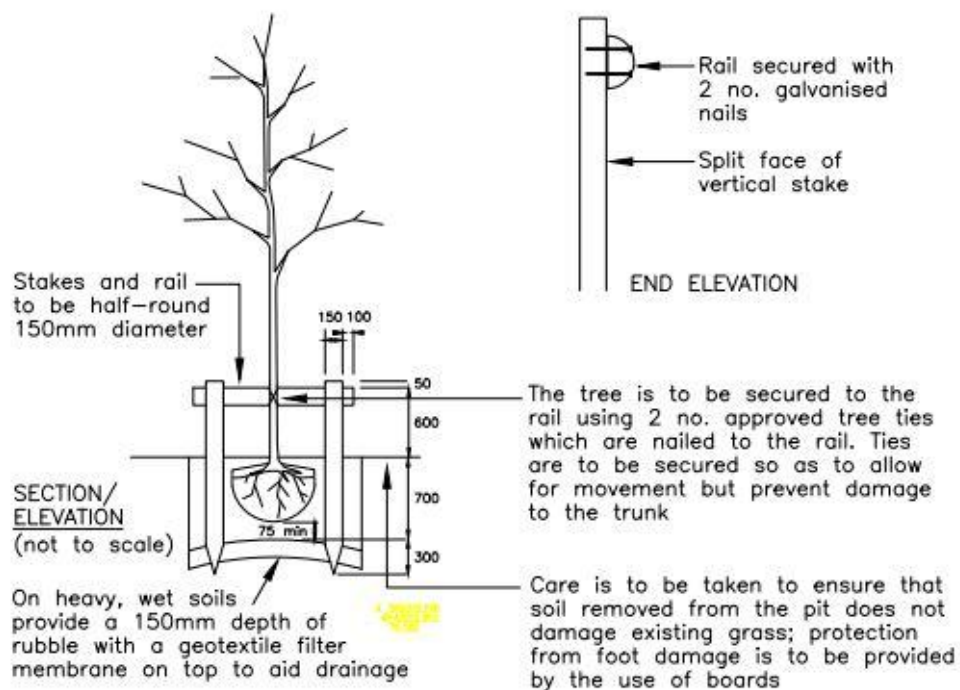


General Pruning	2024	X	X	X							X	X	X	Exact timing may be dependent on species
Weed control	2024			X	X	X	X	X	X	X				
Prune out dead or damaged wood as required	2024	X	X											Dead or damaged wood
Tree inspection	2024			X							X			
Mulch – topping up	2024			X							X			
Grass strimming	2024				X			X			X			Edges against buildings, walls etc.
Grass	2024			X	X	X	X	X	X	X				

TIMING OF OPERATIONS CHART ABOVE



TREE PLANTING DETAIL



NOTES:

1. The tree pit should be excavated to allow adequate clearance between the perimeter of the ball and the side of the pit.
2. The depth of the pit should be a minimum of 600mm and at least 75mm greater than the depth of the root-ball.
3. Fork the bottom and sides of the pit to break up the subsoil.
4. Mix the dug soil with
 - a) a slow release fertiliser,
 - b) at least 30L of screened green waste.
5. Drive in the stakes so that they are a minimum of 300mm below the bottom of the pit and 650mm above ground level. The stakes and rail are to be sweet chestnut or peeled larch poles, pointed at one end, preserved to resist rot for their intended lifespan, and strong enough to take nails without splitting.
6. Plant the tree, ensuring that the original depth is maintained and the soil is carefully firmed back up to the existing ground level.
7. Secure the rail to the stakes with 2No. galvanised nails per stake.
8. Secure the tree to the rail as described in the notes above.
9. Spread 75–100mm depth of mulch over an area of 1000mm diameter around the tree, and maintain it For 4 years following planting.
10. Protect the tree base from rabbit damage etc by using a tree guard.
11. The stakes and rail are to be removed as soon as the tree is anchored securely by its own roots (at the start of the third growing season after planting).

PHOTOS.



Photo 1.
Looking from rear garden towards 29A and 29B. Beech Hill. Tall ruderals in rear garden.

Photo 2.
Looking south along the western site boundary which is to receive a green wall to give BNG.

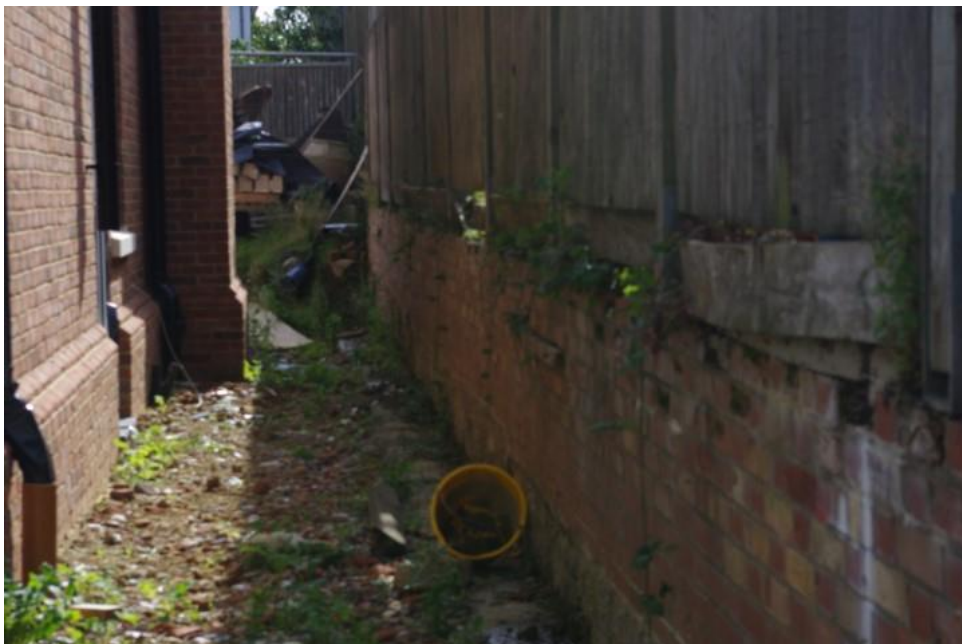




Photo 3. Looking north along the western site boundary which is to have a new native hedgerow for BNG. Rear garden has some green links to mature rear gardens to north of the site, with trees and ivy.



Photo 4. Looking along the western site boundary towards Beech Hill. A hedge where space allows and a green wall will be planted where space is restricted, in order to obtain BNG.



Photo 5. Looking east across the rear garden of 29A and 29B. Patio base installed to south (photo right).



Photo 6. Looking west across the most northerly part of rear garden which has tall ruderals and Tree Ivy.

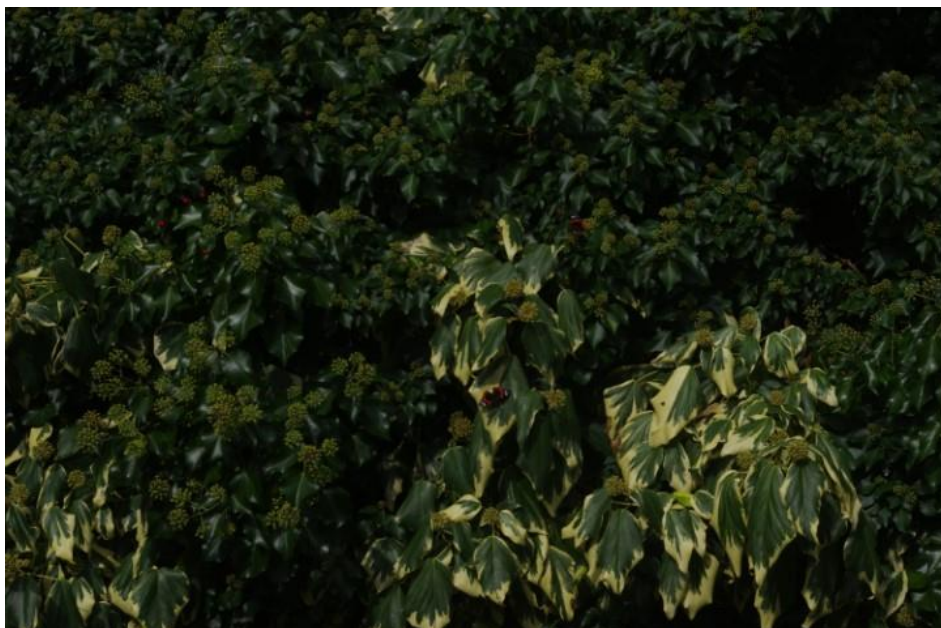


Photo 7. The Tree Ivy and Ivy Canariensis in rear garden, northern boundary, provides habitat for invertebrates and birds. Two Red Admiral butterflies were basking on the Ivy in the afternoon sun.



Photo 8. The stripped topsoil has revegetation and includes Creeping buttercup and some dead tall herbs which have already flowered and set seed at time of site walkover survey (October 2023) .



Photo 9. The Ash tree in rear garden on eastern site boundary has signs of Ash dieback disease. It will be monitored. If it presents a Health & Safety risk then it will be felled and replaced with a native tree.



Photo 10. Lemon Snail, feeding on tall herb dead vegetation in rear garden, on wildflower area.



Photo 11. The brick shed was checked but had no signs of bats. If signs of bats are found and works are proposed to shed then a SQE will need to be on call if demolition/ re-roofing is proposed.



Photo 12. Looking towards Beech Hill Road from the front garden area/ driveway of 29 beech hill. Access to 29A and 29B Beech Hill is adjacent to the brick wall, (photo left). Tree planting and new mixed native hedgerow is proposed to add visual amenity and wildlife value. See Landscape Plan (Landvision, October 2023) for details.



Photo 13. Looking south along the eastern site boundary of 29 Beech Hill. Pear tree to be protected and retained.



Photo 14. Access track to 29A and 29B Beech Hill, has concrete and brick wall boundary. This will need to be broken out for planting of trees and native hedgerow. See Landscape plan by LandVision (October 2023) for details.

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Habitats



Legend

- Priority Habitat Inventory -
 - Coastal and Floodplain Grazing Marsh (England)
 - Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- OS Priority Ponds with Survey Data (polygons)
 - Clean Water for Wildlife and Priority Pond
 - Clean Water for Wildlife
 - Priority Pond
- Surveyed Priority Ponds Points (points)
 - CWW no OS pond within 30m
 - CWW within 30m of OS pond
 - CWW within OS pond
 - PP no OS pond within 30m
 - PP within 30m of OS pond
 - PP within OS pond

Projection = WGS84
 xmin = -0.2185
 ymin = 51.6458
 xmax = -0.1280
 ymax = 51.6916

Map produced by MAGiC on 17 October, 2023.
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MAPS

Figure 1. The site's postcode is marked with a blue triangle on the habitats map.



MAGiC

Woodland



Figure 2. NB. The site's postcode is marked with a blue triangle on the Woodland map. The nearest woodland to site is at the Hadley Wood golf course to south of beech Hill Road.



MAGiC

Woodpasture and Parkland



Figure 3. NB The site's postcode is marked by a blue triangle. The nearest wood pasture and parkland to site is at the Hadley Wood golf course to south of Beech Hill Road.



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National Habitat Network All Habitats Combined (England)

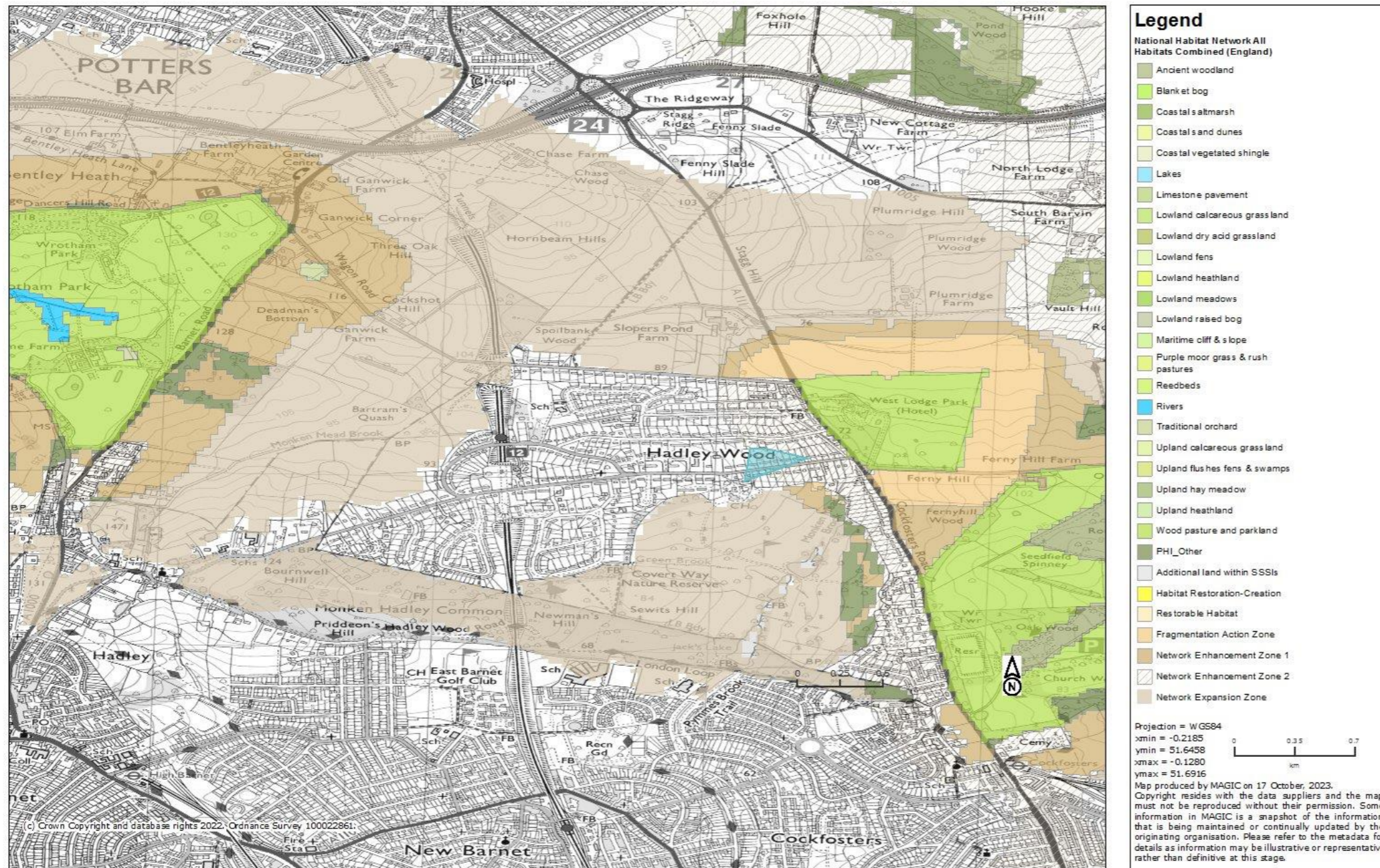


Figure 4. The site's postcode area is marked by a blue triangle. The nearest habitat expansion zone is at the Hadley Wood golf course to south of Beech Hill Road.



MAGiC Priority Habitat Inventory - No main habitat but additional habitat exists



Figure 5. The site's postcode is marked by a blue triangle. Covert Nature Reserve (LNR), and Monken Hadley Common are to south of Beech Hill Road, to southwest of Hadley wood Golf course.