PRELIMINARY ECOLOGICAL APPRAISAL

Site:

Hillcrest Estate
London

By:
Landscape Planning Limited
4 The Courtyards
Wyncolls Road
Colchester
CO4 9PE

30 April 2014
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1.0 DISCLAIMER AND LIMITATIONS

Field Surveys

1.1 In certain circumstances, full survey coverage may not be possible due to land permission requirements or health and safety restrictions. Where possible, visual assessment is undertaken and photographic evidence documented. If appropriate, full details of any constraint to survey or special circumstances are given in the report.

Limitations and Seasonal Constraints

1.2 Owing to seasonal variances and prevailing weather, conditions may sometimes be sub-optimal for surveying and this may delay or disrupt planned survey programmes. If applicable, full details are given in the report.

Preliminary Report Only

1.3 This report is an assessment of the potential for the presence of European and other protected species; it is not designed to deliver specific species surveys but assesses the likely presence or absence of a particular species with recommendations for further action as necessary.
2.0 REPORT CHECKING PROCEDURES

2.1 This Report has been prepared in accordance with Landscape Planning Ltd.'s quality assurance procedures.

Survey

2.2 The survey has been completed and/or supervised by a practice principal consultant.

Drawings

2.3 Drawings have been delivered by the project manager and have been cross checked against field data and annotated field plans.

Report and Findings

2.4 The report and findings have been prepared and/or quality checked by a practice principal consultant prior to issue to the client.

Report Prepared by: Lucy Robison-Smith (BSc, GradCIEEM)
Report Checked by: Oisin Kelly (BSc, MSB, CBiol, MAE)
Ecologist: Oisin Kelly (BSc, MSB, CBiol, MAE)
Principal Consultant: Oisin Kelly (BSc, MSB, CBiol, MAE)
For and on behalf of Landscape Planning Ltd
3.0 PREFACE

3.1 Landscape Planning Limited (LPL) was commissioned by London Borough of Haringey to produce a preliminary ecological appraisal for Hillcrest Estate, London.

3.2 This site is the subject of a planning application for residential development.

3.3 The identification of protected species is necessary in the proposed development of a site to comply with existing legislation and also to allow any work that may otherwise be detrimental to ecology to be appropriately scheduled.

3.4 The brief was as follows:

- To undertake an assessment of the habitats and the potential likelihood of protected species that might materially impact on proposals.

- To carry out relevant desk based surveys in order to ascertain whether the site has conservation designation or known records of protected species locally.

- To identify and make recommendations for any further surveys required to satisfactorily inform a planning decision.
4.0 METHODOLOGY

Field Survey

4.1 The habitat survey and mapping exercise was carried out by Lucy Robison-Smith (BSc, GradCIEEM) on 28th April 2014 using standard Phase 1 Habitat survey methodology (JNCC, 2007).

Desktop Study

4.2 A desktop study was carried out for any statutory or non-statutory wildlife sites within 2km of the proposal area. The following readily available online resources were accessed to conduct this search:

- Multi-Agency Geographic Information for the Countryside (MAGIC) www.magic.gov.uk © Defra.
- Joint Nature Conservation Committee www.jncc.defra.gov.uk/ © JNCC.

4.3 The following designated sites were included in the data search:

- RAMSAR
- Special Marine Conservation Areas
- Special Areas of Conservation concern (SACs)
- Special Protected Areas (SPAs)
- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)

4.4 A search was also conducted for local protected species records by contacting Greenspace Information for Greater London.
5.0 SITE CONTEXT

5.1 The site covers approximately 1.9 hectares and can be located by grid reference TQ283879 on the northern side of Highgate; located within the London Borough of Haringey. Figure 1 below shows an aerial view of the site and the immediate surroundings.

5.2 The immediate landscape comprised of residential properties and amenity areas across the entire site, with the B519 located to the west of the site.

5.3 Hillcrest Estate is a council estate, containing seven blocks of flats with associated car parking and landscaping. Scattered trees and amenity grassland are present across site. The amenity grassland is mown regularly and the ornamental planting is well maintained. An earth bank, with scattered trees and dense understory vegetation are present immediately beyond the northern, eastern and southern site boundaries; many of which overhang the site boundary.

5.4 The blocks of flats are situated across site and were generally in a poor state of repair, with decaying wooden window frames, lifting lead around windowsills and in places mortar missing between brick work. There were also storage outbuildings and garages on site, all of which were in a poor state of repair. The site also contains an area of woodland to the east of the site; the woodland is overgrown and unmanaged.

Figure 1. Site and surroundings. Source: Google Maps ©
6.0 DESKTOP STUDY

6.1 The desktop study involved consulting Multi Agency Geographical Information for the Countryside (MAGIC) in relation to statutory designated sites within a 2km radius of the application area, and consulting the local biological recording office in relation to known protected and BAP species recorded in the area in order to further inform the site assessment.

Designated Sites

Statutory

6.2 The desktop study found 3 statutory sites within 2km radius:

- Parkland Walk (LNR) – 14.3 hectares
- Queens Wood (LNR) – 21 hectares
- Hamstead Heath Woods (SSSI) – 16.6 hectares

6.3 Parkland Walk (LNR) is a 2.5 mile disused railway and contains naturally regenerating woodland, scrub and rough grassland.

6.4 Queens Wood (LNR) is an ancient semi-natural woodland, with a species composition of Oak (*Quercus robur*), Hornbeam (*Carpinus betulus*), Wild service tree (*Sorbus torminalis*), Rowan (*Sorbus aucuparia*) and Hazel (*Corylus avellana*) along with Bluebell (*Hyacinthoides non-scripta*), Wood sage (*Teucrium scorodonia*) and Giant fescue (*Festuca gigantea*).

6.5 Hamstead Heath Woods is comprised of North Wood and the larger Ken Wood to the south; the woodlands are long-established with an abundance of old and over-mature trees providing dead wood habitat for a range of invertebrate species, such as the nationally rare Jewel beetle (*Agrostis capillaris*)

Non-statutory

6.6 The desktop study found 29 statutory sites, consisting of 27 SINCs and 2 RIGS/LIGS, within 2km radius; four within close proximity to the site are listed below:

- Southwood Lane Wood (HgL06) – Secondary woodland covering 0.6 hectares; 
- Harrington Site (HgL05) – Secondary woodland and flower beds covering 1.32 hectares;
• Yeatman Road Allotments (HgL19L) – Allotments and scrub covering 3.26 hectares;

• Highgate cemetery (M088) – Secondary woodland and semi-improved neutral grassland covering 14.81 hectares;

• Holly Lodge Gardens (CaL01) – Amenity grassland and scattered trees covering 1.39 hectares.

6.7 The closest of these was Southwood Lane Wood (HgL06); situated immediately beyond the site boundary to the north, east and south.

Data search

6.8 European Protected Species (EPS) covered by both European and UK law were identified in the data search. These included various species of bat and other species of mammal, reptiles and amphibians.

Bats

6.9 The data search returned records of Common Pipistrelle (*Pipistrellus pipistrellus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) 76 metres south west of the site in 2004. Daubenton’s bat (*Myotis daubentonii*) was recorded in 2007 and Natterers bat (*Myotis nattereri*) was recorded in 2004, 206 metres north of the site. The Lesser Noctule bat (*Nyctalus leisleri*) was located 252 metres north of the site in 1993, with the Noctule (*Nyctalus noctula*) being recorded 351 metres north of the site in 2000. In 2007 Brown Long eared bat (*Plecotus auritus*) was recorded 351 metres north. Nathusius’ Pipistrelle (*Pipistrellus nathusii*) in 2008 was recorded 1368 metres west of the site.

Other Mammal Species

6.10 In 2001 a European Hedgehog (*Erinaceus europaeus*) was recorded 254 metres north of the site.

Reptiles

6.11 A Common Lizard (*Zootoca vivipara*) was recorded 1073 metres north of the site in 2002, along with a Slow Worm (*Anguis fragilis*) 1945 metres north of the site. An Adder (*Vipera berus*) was recorded in 1963, the location was considered confidential.
Amphibians

6.12 In 1999 a Common Frog (*Rana temporaria*) was located 247 metres north of the site. A Common Toad (*Bufo bufo*) was recorded 321 metres north of the site in 2011, and in 2007 a Palmate Newt (*Lissotriton helveticus*) was recorded 386 metres west.

Birds

6.13 A number of Schedule 1 listed and Biodiversity Action Plan (BAP) birds were identified within the 2km search radius, the protected birds within 500 metres of the site included Redwing (*Turdus iliacus*), House Sparrow (*Passer domesticus*), Song Thrush (*Turdus philomelos*) and Stock Pigeon (*Columba oenas*).
7.0 HABITAT DESCRIPTIONS

Trees

7.1 There were numerous scattered trees across site, the trees varied in age and structure, species predominately consisted of Sycamore (*Acer pseudoplatanus*), Silver maple (*Acer saccharinum*), Holm oak (*Quercus ilex*), Lime (*Tilia europaea*) and Holly (*Ilex sp.*). There was aerial dead wood, crevices and holes apparent on selected specimens; these trees offered bat roosting potential (See Photograph 3, 4, 5, 6, 7, and 17 Appendix 3) (Target Note 1, 3, 7, 9 and 11 in Appendix 2). A steep earth bank, with scattered trees and dense understory vegetation, was present immediately beyond the northern, eastern and southern site boundaries; many of the trees overhung the site boundary. Species which overhung the site consisted of Sycamore, Oak and Horse Chestnut (*Aesculus hippocastanum*). Full details on trees can be found in the associated Arboricultural Impact Assessment of Landscape Planning, dated 30th April 2014.

Woodland

7.2 In the south eastern corner of the site was an area, approximately 0.2 hectares, of unmanaged woodland with areas of dense undergrowth (See Photograph 16 Appendix 3). Species mainly consisted of Sycamore, Holly, Ash (*Fraxinus excelsior*), Holm oak, Bramble (*Rubus fruticosus*) with occasional Bluebell, Comfrey (*Symphytum officinale*), Stinging Nettle (*Urtica dioica*), Violets (*Viola riviniana*), Cleavers (*Galium aparine*), Rowan.

Amenity grassland

7.3 The amenity grassland was well maintained and present across site. The species predominately consisted of Yorkshire Fog (*Holcus lanatus*), Fescue (*Festuca rubra*), Common Rye Grass (*Lolium perenne*), Daisy (*Bellis perennis*), Dandelion (*Taraxacum officinale*), White Clover (*Trifolium repens*), Ribwort Plantain (*Plantago lanceolata*), Yarrow (*Achillea millefolium*), Creeping Buttercup (*Ranunculus repens*), Common Field Speedwell (*Veronica persica*), and Chickweed (*Stellaria media*). Greater Stitchwort (*Stellaria holostea*), Smooth Sow Thistle (*Sonchus oleraceus*) and Groundsel (*Senecio vulgaris*) were also apparent on the boundary between the amenity grassland and the buildings on site.
Ornamental Planting

7.4 There were small areas, close to the entrance of the residential blocks, which were planted with various ornamental species, such as Sedge (Cyperaceae agg), Rose (Rosa), Lavender (Lavandula), Elder (Sambucus nigra), Holly (Ilex aquifolium), Daffodil (Narcissus), and Leylandii (Cupressus leylandii). The ornamental beds appeared to be well maintained and varied in species composition.

Buildings

The block of seven flats

7.5 There were seven blocks of residential flats situated across the site. The residential blocks were all brick build, flat roofs, wooden window frames and had concrete features (See Photograph 1 in Appendix 3). The residential blocks varied between having four and seven storeys. The blocks had structures on the roofs, thought to be used for storage, satellite dishes and aerials were attached to the exterior of the structure (See Photograph 13 in Appendix 3) (see Target Note 8 in Appendix 2). These structures were also in a poor state of repair, had flat roofs with wooden soffits.

Garages and Outbuildings

7.6 There were six garages allocated predominately on the west of the site. The garages were in a poor state of repair, areas overgrown with Ivy (Hedera helix) with damage to the roofs and doors. All of the garages had flat concrete roofs, were brick built and had large decaying wooden doors (See Photograph 8 and 9) (see Target Note 10 in Appendix 2).

7.7 There were five outbuildings across site, thought to be used for storage or to contain electrical sub stations. All of these structures were in a poor state of repair, had flat concrete roofs and were brick built (See Photograph 10 in Appendix 3) (see Target Note 4 and 12 in Appendix 2).

Ephemeral/ Short Perennial

7.8 There was a bark covered area, approximately 210m², the species mainly consisted of Smooth sow thistle, Mayweed (Anthemis cotula), Groundsel, Chickweed, Willowherb (Epilobium hirsutum) and Ribwort plantain (See Photograph 14 in Appendix 3) (see Target Note 2 in Appendix 2).
8.0 PROTECTED SPECIES

8.1 An assessment has been made as to the protected species that may be using the site, based on the habitats present, the connectivity to the wider landscape and the site context. Where appropriate, the likely absence of a species is justified.

Birds

8.2 Trees on and overhanging the site showed potential to support nesting birds. Active and disused nests along with fledged birds were recorded across site.

8.3 All birds are included under Schedule 8 and 5 of the Wildlife and Countryside Act 1982 (as amended), with their nests and eggs protected by law, and it is thus an offence, with certain exceptions of pest species, to: intentionally kill, injure, or take any wild bird; take damage or destroy the nest of any wild bird while it is in use or being built; or take or destroy the egg of any wild bird.

8.4 In addition, further provision and protection is given to any wild bird listed on Schedule 1 of the Birds Directive 2005 while it is nest building, or at a nest containing eggs or young, or against disturbing the dependent young of such a bird.

Bats

8.5 The residential blocks were in a poor state of repair which offered numerous crevices (See Photograph 11, 12 and 13 in Appendix 3) (see Target Note 5 in Appendix 2). Although there were crevices and missing mortar, there were no voids or openings identified on the exterior that could lead to internal spaces suitable for bats; thus offering a low potential of roosting bats. The structures apparent on the roofs of the residential blocks had decaying wooden soffits (see Target Note 8 in Appendix 2); the soffits offered bat roosting potential, however there was no access to these features to fully assess the bat roosting potential.

8.6 The garages and outbuildings had numerous crevices associated with the roofs and doors, thus making it possible to access the internal area of the structures (See Photograph 8, 9 and 10 in Appendix 3) (see Target Note 4 and 10 in Appendix 2).

8.7 A few trees on site offered potential for roosting activity. These were mature Horse Chestnut, Sycamore and Oak trees overhanging the site (See Photograph 3, 4, 5, 6, 7 and 17 in Appendix 3) (see Target Note 1, 3, 7, 9 and 11 in Appendix 2)
8.8 The site showed potential for foraging / commuting activity, predominately within the woodland in the south eastern corner. It is highly unlikely that the development will impact on foraging / commuting routes to such a degree to affect the local distribution of bats.

8.9 All bat species are strictly protected under the Wildlife and Countryside Act 1981 and the Conservation Regulations 2012 (Habitat Regulations). A site wide emergence survey is planned for spring 2013 in order to complete the Bat assessment.

8.10 Anecdotal evidence suggests that bats are known to forage within the woodland, in the south eastern corner of the site; the bats are thought to roost within a full mature dead standing Horse Chestnut (See Photograph 6 in Appendix 3) (see Target Note 1 in Appendix 2) and within bat boxes within the area of woodland.

Reptiles

8.11 The site does contain sub-optimal habitat suitable for reptiles, including woodland edges and Ephemeral/ Short Perennial. Anecdotal evidence suggests that reptiles are present on site; however the biological records indicate that the closest reptile record was 1073 metres in 2002. The habitat connectivity for reptiles was considered to be poor due to the surrounding intervening landscape.

8.12 All reptiles are protected from harm and killing under the Wildlife and Countryside Act 1981 (as amended), the basis of this legislation is to safeguard individuals and protect welfare; the protection does not extend to habitat.

Badgers

8.13 No badger sett was seen on site. A single excavated burrow was located on the northern earth bank, immediately beyond the site boundary (See Photograph 15 in Appendix 3). The burrow is thought to be a disused fox earth (see Target Note 6 in Appendix 2). There were no records of Badgers within the biological records. The site has poor connectivity to nearby suitable habitat for badgers.

8.14 It is considered highly unlikely that Badgers are inhabiting the site or using it for foraging.

8.15 The Protection of Badgers Act 1992 makes it illegal to kill, injure or take a Badger or to intentionally or recklessly interfere with a Badger sett. Sett interference includes disturbing Badgers whilst they are occupying a Sett or obstructing access to it.
9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 This preliminary ecological appraisal recorded all habitats present and made an assessment for the potential presence of protected species. In addition, a desktop study was undertaken to identify any designated sites that may be adversely impacted by any future proposals of the site and highlight any known records for protected species (e.g. badgers, bats, amphibians, and reptiles).

Designated sites

Statutory

9.2 Three designated sites were identified within a 2km radius of the site. Which includes Parkland Walk (LNR), Queens Wood (LNR) and Hamstead Heath (SSSI). Parkland Walk is located approximately 360 metres east of the site; residential properties exist between the development site and the designation, and for this reason it is considered unlikely that adverse impacts will arise from the development.

Non-statutory

9.3 There are 29 statutory sites, consisting of 27 SINCs and 2 RIGS/LIGS, within 2km radius of the development site. The closest of these was Southwood Lane Wood (HgL06) which was immediately surrounding the site boundary to the north, east and south. The woodland was situated between the Hillcrest Estate and the surrounding residential properties. The woodland should be considered as a buffer, preventing any noise and visual disturbance as a result of the estate and the proposed development. No adverse impacts to non-statutory designations further afield are anticipated.

Protected Species

9.4 In regards to potential for protected species, the site shows potential to support nesting birds, foraging and commuting bats, and roosting bats associated with the scattered trees, wooded area and features present on the exterior of the buildings. There is no other habitat on or immediately adjacent to the site that shows potential to support any other protected flora or fauna.

9.5 In order to comply with relevant legislation and planning policy, the following recommendations are made:

- Any tree works should be undertaken outside of the breeding season, or a nest search undertaken by an ecologist immediately prior to works commencing;
• Reptile presence / absence surveys to be undertaken between March and September, focusing efforts in the woodland and the ephemeral / short perennial habitats;

• Depending on the proposed development access to the soffits may be required to ascertain whether they are suitable for roosting bats;

• Depending on the proposed development, affected garages and outbuildings will require an internal inspection to establish whether bats are roosting within the structures;

• A bat activity survey should be undertaken at the site to establish foraging activity and to inform suitable lighting design and mitigation;

• A series of emergence / re-entry surveys should be undertaken if any works are to be undertaken to the residential blocks, garages, outbuildings, woodland and any tree works or removal in relation to roosting bats;

• It is recommended that the site be enhanced post development for the benefit of local biodiversity via the implementation of a landscape scheme that incorporates native and wildlife friendly species. The inclusion of bird and bat boxes should also be considered as part of any future development even if this is not required as part of a mitigation scheme.
References

- MAGIC (2014) www.magic.defra.co.uk (Accessed 1st May 2014)
- Department for Communities and Local Government (2012), National Planning Policy Framework.
- Arboricultural Impact Assessment of Landscape Planning Limited
Relevant Legislation

Legislation

- The European and the National Legislation of England and Wales relevant to nature conservation are as follows:
- The Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Regulations) as amended 2012;
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of way Act 2000 (CROW);
- The Natural Environment and Rural Communities Act 2006 (NERC).


The Conservation (Natural Habitats, & c.) Regulations 1994 developed the Habitats Directive into national law. The regulations came into force on 30 October 1994 and have been subsequently amended several times. They apply to land and to territorial waters out to 12 nautical miles from the coast.

The Conservation of Habitats and Species Regulations 2012 consolidate all the various amendments made to the 1994 Regulations in respect of England and Wales. Relevant species which receive protection under this legislation include great crested newts, dormice and all species of bat. Protection extends to the habitat used by such species as well as the species themselves.
Planning Policy

The policies in the National Planning Policy Framework (NPPF) apply from the day of publication 27 March 2012. It sets out the Government’s planning policies for England and replaces all previous PPGs/PPSs.

The policies in Local Plans (and the London Plan) should not be considered out of date simply because they were adopted prior to the publication of the NPPF. However, the NPPF policies are material considerations which local planning authorities should take into account from the day of its publication. The NPPF must also be taken into account in the preparation of plans.

NPPF: Conserving and Enhancing the Natural Environment; section 11; paragraph 109.

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 proving net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated, and unstable land where appropriate.

Without this assessment, any potential developer would be unable to demonstrate due diligence in his responsibilities, with reference to both the legal protection and the possible information required in support of the planning application. Nonetheless, it would be unreasonable for an ecological assessment to have to survey every protected floral / faunal species.
**Biodiversity**

Following the production of Publicly Available Specification (PAS 2010) by the British Standard Institute (BSI), local governments now have clear guidelines by which to take action to ensure that they help halt the loss of biodiversity and contribute to sustainable development.

The *Natural Environment and Rural Communities Act 2006* places a duty on public authorities to have regard for the purpose of conserving biodiversity. PAS 2010 aims to reduce the varied applications of this obligation, ensuring that all parties have a clearer understanding of information required at the planning stage.

Whilst the possible presence of a protected species is accompanied by legal obligations and will remain the first consideration of planning departments, the total biodiversity value of a site must now be considered.
APPENDIX 2
Target Notes for Hillcrest Estate on the 28th April 2014.

<table>
<thead>
<tr>
<th>Target Note</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Fully mature, dead standing, Horse Chestnut. Anecdotal evidence suggests that a bat roost is present within the stem. Numerous holes, crevices and dead wood offering optimal habitat for roosting bats.</td>
</tr>
<tr>
<td>2</td>
<td>Area of ephemeral/ short perennial. This area was covered in a layer of bark, offering sub-optimal habitat for reptiles on site.</td>
</tr>
<tr>
<td>3</td>
<td>Fully mature Lime, large cavity present. The cavity and small holes present offered suitable bat roosting potential.</td>
</tr>
<tr>
<td>4</td>
<td>Outbuilding situated close to the eastern site boundary, had lifted lead between the roofing felt and the wooden soffit. The lifted lead and large gap in wooden soffit offered the potential for use by roosting bats.</td>
</tr>
<tr>
<td>5</td>
<td>A window located on the south western aspect of a residential block, located close to the eastern boundary. There was damage to the brick work beneath the window frame, along with brick damage to the right of the window.</td>
</tr>
<tr>
<td>6</td>
<td>Disused Fox earth located off site on the northern earth bank, which surrounds the boundary of the site.</td>
</tr>
<tr>
<td>7</td>
<td>Early mature Sycamore trees, located beyond the northern site boundary, which over hang the site. These trees had dense Ivy growth on the stems.</td>
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<tr>
<td>8</td>
<td>The structures, located on the roof of the residential blocks, have wooden soffit suitable for roosting bats.</td>
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<tr>
<td>9</td>
<td>A group of early mature to semi-mature Sycamore. Many of which offered various holes and crevices suitable for roosting bat potential.</td>
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<tr>
<td>10</td>
<td>Garage situated towards the west of the site. The roof appeared well sealed, however between the wooden garage doors and the concrete frame there was a gap; thus enabling potential access into the internal structure of the garage.</td>
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<tr>
<td>11</td>
<td>Fully mature Lime, a predominately hollow stem at the base, with numerous crevices and holes apparent higher on the stem.</td>
</tr>
<tr>
<td>12</td>
<td>Outbuilding thought to be an electrical sub-station outbuilding. Flat roof, brick built, well-sealed building, with no apparent holes or crevices.</td>
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APPENDIX 3
Photographs of Hillcrest Estate on the 28\textsuperscript{th} April 2014, taken by Lucy Robison-Smith.

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<thead>
<tr>
<th>PHOTOGRAPH 1</th>
<th>PHOTOGRAPH 2</th>
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<tr>
<td>Two residential blocks, located on the southern site boundary.</td>
<td>General example of landscaping on site.</td>
</tr>
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PHOTOGRAPH 3

Fully mature Lime (Target Note 11) a predominately hollow stem at the base, with numerous crevices and holes apparent higher on the stem.

PHOTOGRAPH 4

A group of early mature to semi-mature Sycamore (Target Note 9). Many of which offered various holes and crevices suitable for roosting bat potential.
PHOTOGRAPH 5
A group of early mature to semi-mature Sycamore (Target Note 9). Many of which offered various holes and crevices suitable for roosting bat potential.

PHOTOGRAPH 6
Fully mature, dead standing, Horse Chestnut (Target Note 1). Anecdotal evidence suggests that a bat roost is present within the stem.
<table>
<thead>
<tr>
<th>PHOTOGRAPH 7</th>
<th>PHOTOGRAPH 8</th>
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<tbody>
<tr>
<td>Fully mature Lime (Target Note 3), large cavity present.</td>
<td>Garage situated towards the west of the site (Target Note 10). The roof appeared well sealed, however between the wooden garage doors and the concrete frame there was a gap.</td>
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<td>PHOTOGRAPH 9</td>
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<tr>
<td>Garage situated towards the south of the site. The roof appeared well sealed, however there was a gap between the wooden garage doors.</td>
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<th>PHOTOGRAPH 10</th>
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<tr>
<td>This outbuilding (Target Note 4), situated close to the eastern site boundary, had lifted lead between the roofing felt and the wooden soffit.</td>
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<th>PHOTOGRAPH 11</th>
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<tr>
<td>Lifted lead between window frame and surrounding brick wood.</td>
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<td>PHOTOGRAPH 12</td>
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<td>PHOTOGRAPH 13</td>
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<td>PHOTOGRAPH 14</td>
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<td>PHOTOGRAPH 15</td>
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<td>PHOTOGRAPH 16</td>
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<td>----------------</td>
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<tr>
<td>Area of woodland, with dense undergrowth, situated in the south eastern corner of the site.</td>
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<th>PHOTOGRAPH 17</th>
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<tr>
<td>Early mature Sycamore trees, located beyond the northern site boundary, which over hang the site. These trees had dense Ivy growth on the stems (Target Note 7).</td>
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<table>
<thead>
<tr>
<th>PHOTOGRAPH 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thought to be an electrical sub-station outbuilding (Target Note 12). Well-sealed building, with no apparent holes or crevices.</td>
</tr>
</tbody>
</table>
APPENDIX 4
APPENDIX 5