



## Biodiversity Net Gain Assessment

Wolves Lane Horticultural Centre, Wolves Lane, Wood Green, London, N22 5JD

Practice Architecture

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## Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

## Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

## Executive Summary

Arbtech Consulting Limited was instructed by Practice Architecture to undertake a Biodiversity Net Gain (BNG) Assessment for a development at Wolves Lane Horticultural Centre, Wolves Lane, Wood Green, London, N22 5JD (hereafter referred to as “the site”). The assessment was required to inform a planning application which details a development comprising the demolition of existing buildings and subsequent construction of new horticultural facilities including new buildings, landscaping, and associated infrastructure (hereafter referred to as “the proposed development”).

The proposed development is anticipated to result in a **33.40% net gain** in area based habitat units and a **241.71% net gain** in hedgerow units.

The proposed development as currently proposed therefore surpasses the minimum target biodiversity net gain of 10% for both area based habitat units and hedgerow units. It is therefore assessed that the proposed development is compliant with upcoming legislation (Environment Act 2021) and current planning policy (National: NPPF 2021; Enfield Core Strategy 2010).

As above, the proposed development is assessed to achieve an acceptable biodiversity net gain and no amendments to the landscape proposals are recommended.

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## 1.0 Introduction and Context

Arbtech Consulting Limited was instructed by Practice Architecture to undertake a Biodiversity Net Gain (BNG) Assessment for a development at Wolves Lane Horticultural Centre, Wolves Lane, Wood Green, London, N22 5JD (hereafter referred to as “the site”). The assessment was required to inform a planning application which details a development comprising the demolition of existing buildings and subsequent construction of new horticultural facilities including new buildings, landscaping, and associated infrastructure (hereafter referred to as “the proposed development”). The proposed development plan and landscaping typology plan are provided in

### Appendices 1 & 2.

This report should be read in conjunction with the following documents:

- Defra Biodiversity Metric 3.1 completed in accordance with the proposed development plans (Arbtech Consulting Ltd. 2023);
- Ecological Mitigation and Enhancement Plan (Arbtech Consulting Ltd. 2023); and
- The Preliminary Ecological Appraisal and Preliminary Roost Assessment pertaining to the site (Arbtech Consulting Ltd. 2020).

### 1.1 Site Context

The site is located at National Grid Reference TQ3136091237 and has an area of 0.403ha. The site is characterised by a horticultural centre which includes large green houses and other ancillary buildings alongside adjacent landscaping and vegetation. Habitats recorded on site include buildings, hardstanding, scattered scrub, amenity grassland, introduced shrubs, and scattered trees. The site is located within a highly urbanised location in north London and is enclosed by dense residential development to the north, Wolves Lane to the East, White Hart Lane recreational ground to the south, and St. Thomas More School to the west. A site location plan is provided in

### Appendix 3.

### 1.2 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline condition. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain. The recently legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered.

The Environment Act (2021) is still in a transitional phase and is not expected to become mandatory until 2023. However, the requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF). The DEFRA Biodiversity Metric 3.1 is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Biodiversity Metric 3.1 can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

## 2.0 Methodology

### 2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the PEA and PRA pertaining to the site (Arbtech Consulting Ltd. 2021); the baseline habitat plan is provided in **Appendix 4**.

#### Habitat Classification

The PEA and PRA classified the habitats on site according to the methodology set out in Phase 1 Habitat Survey Methodology (JNCC, 2010). For purposes of this BNG Calculation, identified habitats were translated to their equivalents in the UK Habitat Classification. This was achieved using a combination of The UK Habitat Classification Habitat Definitions Version 1.0 (The UK Habitat Classification Working Group, May 2018) and the G-9 Translation Phase 1 Tab included in the Biodiversity Metric 3.1 spreadsheet.

#### Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

#### Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Biodiversity Metric 3.1 Technical Supplement (Panks et al., 2022). The habitat condition assessments were based on the information provided within the PEA and PRA report, including the habitat descriptions, species lists, and site photographs.

#### Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value (based on the PEA and PRA);
- Function within the landscape (based on a review of Google and OS imagery); and
- Any site or habitat allocations under the relevant Local Planning Policy and Biodiversity Action Plan.

## **2.2 Post Development Biodiversity Value**

The post development BNG Calculation was informed by the Overview Landscape Plan (JCLA 2023) and Landscape Typology Plan (JCLA 2023); these plans are provided in **Appendices 1 & 2**.

### **Habitat Classification**

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 1.0 (The UK Habitat Classification Working Group, May 2018).

### **Habitat Area/Length**

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

### **Habitat Condition**

Target habitat condition for each proposed habitat was determined using relevant condition assessment sheets found in the Biodiversity Metric 3.1 Technical Supplement (Panks et al., 2022) and the G-4 Temporal Multipliers Tab included in the Biodiversity Metric 3.1 spreadsheet. This is based on the assumption that a 30-year management plan will be adopted for the site in accordance with The Environment Act (2021).

### **Strategic Significance**

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value (based on the development plans and professional judgement);
- Function within the landscape (based on the location of the proposed habitats and a review of Google and OS imagery); and
- Any site or habitat allocations under the relevant Local Planning Policy and Biodiversity Action Plan.

## **2.3 Limitations**

There are no limitations to this assessment.

### 3.0 Results and Evaluation

#### 3.1 Baseline Habitats

**Table 1** details the baseline habitats present within the site along with their area/length, condition, and strategic significance.

Table 1: Baseline Biodiversity Value

| Habitat                                      | Area (ha) or Length (km) | Description                                                                                                                                                                                                                                           | Condition Assessment                                                                                                                                                                                                                                                                                                               | Strategic Significance                                                                                     |
|----------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Area Based Habitats</b>                   |                          |                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                    |                                                                                                            |
| <b>Urban:</b> Developed Land; Sealed Surface | 0.265ha                  | Area covered by buildings and hardstanding as identified through the PEA.                                                                                                                                                                             | Habitat condition is predetermined as N/A as detailed within the Biodiversity Metric 3.1 Technical Supplement.                                                                                                                                                                                                                     | Habitat classification is not included within any local strategic strategy.                                |
| <b>Urban:</b> Introduced Shrubs              | 0.041ha                  | Area covered by ornamental planting as identified through the PEA.                                                                                                                                                                                    | Habitat condition is predetermined as N/A as detailed within the Biodiversity Metric 3.1 Technical Supplement.                                                                                                                                                                                                                     | Habitat classification is not included within any local strategic strategy.                                |
| <b>Grassland:</b> Modified Grassland         | 0.054ha                  | Area covered by managed grassland located underneath trees within the section of parkland/ scattered trees enclosing the east site boundary as identified through the PEA.                                                                            | The grassland condition was assessed using the Grassland - Low Distinctiveness Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The grassland is assessed to pass criteria 3, 5, 6, & 7 and fail criteria 1, 2, & 4. The grassland is therefore assessed to be of poor condition. | Habitat classification is not included within any local strategic strategy.                                |
| <b>Heathland and Shrub:</b> Mixed Scrub      | 0.043ha                  | Are covered by tall ruderal vegetation and mixed scrub located underneath the tree line within the section of parkland/ scattered trees enclosing the south site boundary as identified through the PEA.                                              | The mixed scrub condition was assessed using the Scrub Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The mixed scrub is assessed to pass criteria 3 and fail criteria 1, 2, 4, & 5. The scrub is therefore assessed to be of poor condition.                                   | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
| <b>Urban:</b> Urban Trees                    | 0.175ha                  | Area covered by scattered trees located adjacent to the east site boundary that do not form a line of trees as identified through the PEA. The coverage was calculation using the main menu tree calculator (4no. medium and 7no. small sized trees). | The tree conditions were assessed using the Urban Tree Habitat Type condition sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The trees are assessed to pass criteria 1, 4, 5, & 6 and fail criteria 2 & 3. The trees are therefore assessed to be of moderate condition.                               | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
| <b>Linear Habitats</b>                       |                          |                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                    |                                                                                                            |

|               |         |                                                                                                                                              |                                                                                                                                                                                                                                                                                                               |                                                                                                            |
|---------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Line of trees | 0.048km | Area covered by the line of trees enclosing the south site boundary located within the parkland/ scattered trees identified through the PEA. | The tree line condition was assessed using the Line of Trees Habitat Type Condition Sheet as detailed in the Biodiversity Metric 3.1 Technical Supplement. The line of trees is assessed to pass criteria 2 & 5 and fail criteria 1, 3, & 4. The line of trees is therefore assessed to be of poor condition. | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
|---------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

### 3.2 Post Development Habitats

**Table 2** details the post development habitats present within the site along with their area/length, condition, and strategic significance. It is noted that additional biodiversity enhancements will be incorporated into the proposed development which are not considered in the Biodiversity Metric 3.1. These include:

- Bat Boxes;
- Bird Boxes; and
- Insect refugia.

Table 2: Post Development Biodiversity Value

| Habitat (UK Habs)                                 | Area (ha)/<br>Length (km) | Description                                                                            | Target Condition                                                                                                                                                                                                                                                                                                | Strategic Significance                                                                                     |
|---------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Urban;</b> Development Land;<br>Sealed Surface | 0.2824ha                  | Area covered by buildings and hard standing as shown on the planting typology plan.    | Habitat condition is predetermined as N/A as detailed within the Biodiversity Metric 3.1 Technical Supplement.                                                                                                                                                                                                  | Habitat classification is not included within any local strategic strategy.                                |
| <b>Heathland and shrub:</b> Mixed Scrub           | 0.0395ha                  | Area covered by landscape types P1, P10, & P12 as shown on the planting typology plan. | The mixed scrub condition was assessed using the Scrub Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The mixed scrub is anticipated to pass criteria 3 and fail criteria 1, 2, 4, & 5. The scrub is therefore anticipated to be of poor condition.          | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
| <b>Grassland:</b> Other Neutral Grassland         | 0.008ha                   | Area covered by landscape type P2 as shown on the landscape typology plan.             | The grassland condition was assessed using the Grassland - Medium, High, and Very High Distinctiveness Condition Sheet as detailed within the Biodiversity Metric 3.1. The grassland is anticipated to pass all criteria 1, 2, 3, 4, 5, 6, & 7. The grassland is therefore anticipated to be of good condition. | Habitat classification is not included within any local strategy but is considered ecologically desirable. |

|                                                  |          |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                            |
|--------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Urban:</b> Rain Garden                        | 0.0176ha | Area covered by landscape type P6 as shown on the landscape typology plan.                                                                                                             | The rain garden condition was assessed using the Urban Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The rain garden is anticipated to pass all criteria 1, 2, & 3. The rain garden is therefore anticipated to be of good condition.                                                                                        | Habitat classification is not included within any local strategic strategy.                                |
| <b>Urban:</b> Sustainable Urban Drainage Feature | 0.0226ha | Area covered by landscape type P3, P4, and P7 as shown on the landscape typology plan.                                                                                                 | The sustainable urban drainage feature condition was assessed using the Urban Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The sustainable urban drainage feature is anticipated to pass criteria 1, 2, & 3 and fail criteria 4b. The sustainable urban drainage feature is therefore assessed to be of moderate condition. | Habitat classification is not included within any local strategic strategy.                                |
| <b>Lakes:</b> Ponds                              | 0.0019ha | Area covered by landscape type P9 as shown on the landscape typology plan.                                                                                                             | The pond condition was assessed using the Pond Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The pond is anticipated to pass criteria 1, 3, 6, 7, 8 & 9 and fail criteria 2, 4, & 5. The pond is therefore anticipated to be of moderate condition.                                                                          | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
| <b>Urban:</b> Introduced Shrubs                  | 0.0029ha | Area covered by landscape type P5 as shown on the landscape typology plan.                                                                                                             | Habitat condition is predetermined as N/A as detailed within the Biodiversity Metric 3.1 Technical Supplement.                                                                                                                                                                                                                                                                   | Habitat classification is not included within any local strategic strategy.                                |
| <b>Wetlands:</b> Reedbeds                        | 0.008ha  | Area covered by landscape type P8 as shown on the landscape typology plan.                                                                                                             | The reedbed condition was assessed using the Wetland Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The reedbeds are anticipated to pass criteria 3, 4, 5, & 6 and fail criteria 1, 2, & 7c. The reedbeds are therefore anticipated to be of moderate condition.                                                              | Habitat classification is not included within any local strategy but is considered ecologically desirable. |
| <b>Urban:</b> Urban trees                        | 0.1456ha | Area covered by proposed new trees as shown on the landscape typology plan. Tree coverage was calculated using the main menu urban tree calculator (4no. medium and 2no. Small trees). | The tree conditions were assessed using the Urban Tree Habitat Type condition sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The trees are anticipated to pass criteria 1, 4, 5, & 6 and fail criteria 2 & 3. The trees are therefore anticipated to be of moderate condition.                                                                       | Habitat classification is not included within any local strategy but is considered ecologically desirable. |

| Lines of trees and Hedgerows |         |                                                                             |                                                                                                                                                                                                                                                                                                                          |                                                                                                            |
|------------------------------|---------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Native Hedgerow              | 0.098km | Area covered by landscape type P11 as shown on the landscape typology plan. | Hedgerow condition was assessed using the Hedgerow Habitat Type Condition Sheet as detailed within the Biodiversity Metric 3.1 Technical Supplement. The hedgerow is anticipated to pass criteria A1, A2, B1, B2, D1, & D2 and fail criteria C1 & C2. The hedgerow is therefore anticipated to be of moderate condition. | Habitat classification is not included within any local strategy but is considered ecologically desirable. |

### 3.3 Change in Biodiversity Value of the Site

Full details are provided in the Biodiversity Metric 3.1. The headline results as described below.

- The baseline biodiversity unit score: **Area Based Habitat Units: 1.92; Hedgerow Units: 0.11**
- The post-development biodiversity unit score: **Area Based Habitat Units: 2.56; Hedgerow Units: 0.36**

This results in the following change in biodiversity value of the site:

- **Area Based Habitat Units: 33.40% Net Gain**
- **Hedgerow Units: 241.71% Net Gain**

#### 4.0 Conclusions and Recommendations

The proposed development is anticipated to result in a 33.40% net gain in habitat units and a 241.71% net gain in hedgerow units. The proposed development as currently proposed therefore surpasses the minimum target biodiversity net gain of 10% for both area based habitat units and hedgerow units. It is therefore assessed that the proposed development is compliant with upcoming legislation (Environment Act 2021) and current planning policy (National: NPPF 2021; Enfield Core Strategy 2010).

As above, the proposed development is assessed to achieve an acceptable biodiversity net gain and no amendments to the landscape proposals are recommended.

## 5.0 Bibliography

- Arbtech Consulting Ltd. (2023). Defra Biodiversity Metric 3.1. Wolves Lane Horticultural Centre, N22 5JD.
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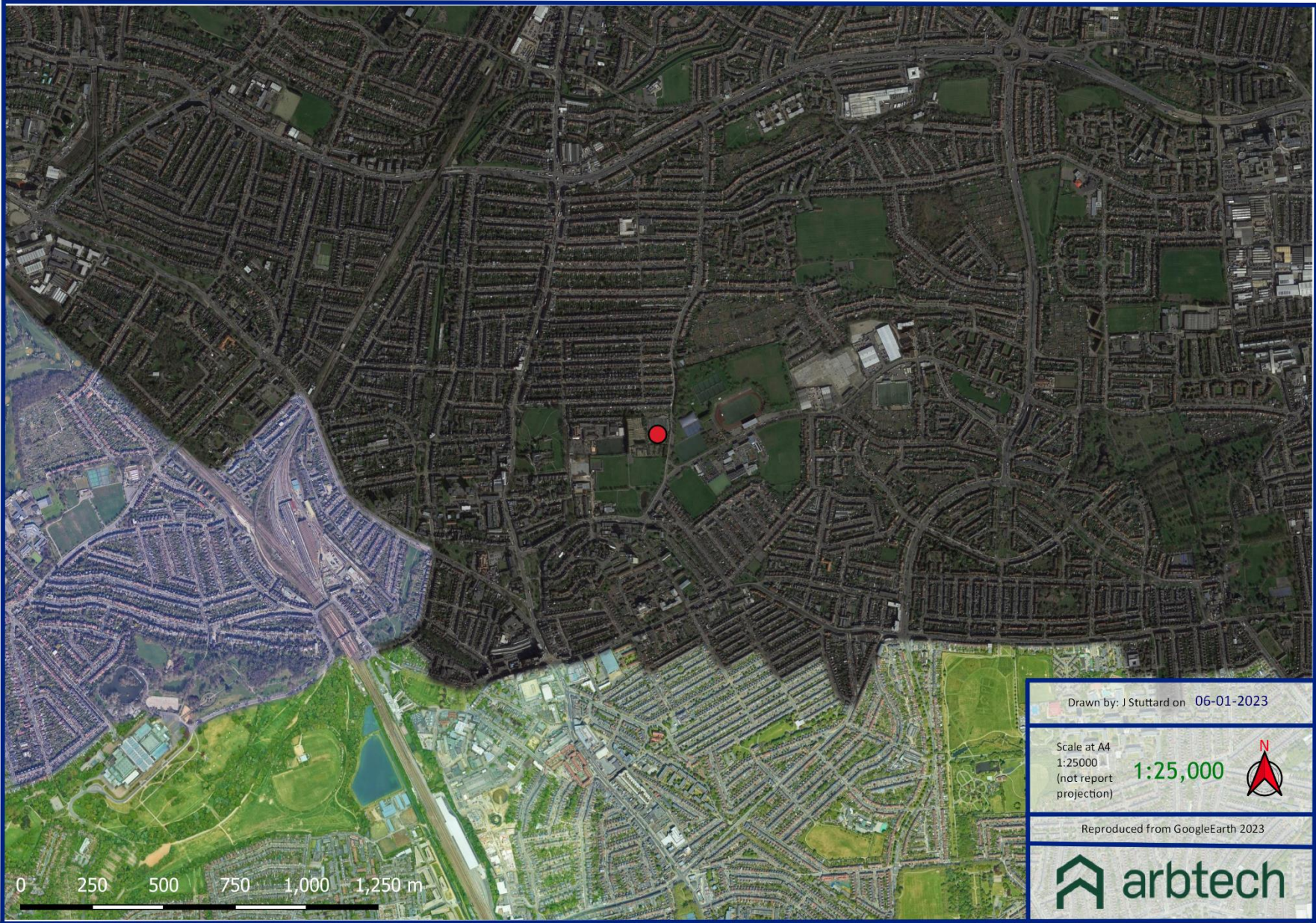
Appendix 1: Overview Landscape Plan



Appendix 2: Landscape Typology Plan



Appendix 3: Site Location Plan



Appendix 4: Baseline Habitat Survey Plan

