

Date: February 2023

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EADE ROAD/OVERBURY ROAD WAREHOUSE DISTRICT SITE – BIODIVERSITY NET GAIN ASSESSMENT

RPS were commissioned by the Applicants to undertake an assessment of Biodiversity Net Gain (BNG), of the proposed Seven Sisters development, in support of the planning application for the re-development of the section of the warehouse district to provide high quality mixed-use space in Haringey, London.

Biodiversity Net Gain Definition and Methods

Biodiversity Net Gain is defined in Baker *et al* (2019)¹ as:

"Development that leaves biodiversity in a better state than before"

The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF), which states in Para. 174 that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity."

There is no single set method for quantifying the assessment of BNG, but one method is the use of biodiversity calculators to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness and condition.

A biodiversity index is derived for the baseline and for the proposed development, and BNG is considered to be achieved where an increase in value is delivered (on or offsite), and where habitats of a higher value are not replaced exclusively with habitats of a lower value.

Defra made available its beta test update of its BNG assessment tool in December 2019, which was subsequently updated in March 2022 to version 3.1. This tool has been used for the assessment in this report. The tool and associated documents were downloaded from <http://publications.naturalengland.org.uk/publication/5850908674228224>

Biodiversity Net Gain Assessment

The baseline for assessment of BNG used the Phase 1 Habitat Survey for the site produced as part of the original Preliminary Ecological Appraisal (RPS, 2023). This identified that the site was largely dominated by hardstanding, with some ruderal vegetation.

The extent, distinctiveness and condition of the baseline habitats present on site is provided in the BNG excel spreadsheet, attached to this assessment.

r, J., Hoskins, R. & Butterworth, T. (2019). *Biodiversity Net Gain – good practice principles for development*. Ciria, London.

Description of on-site pre-development habitats

The application site covers an area of 0.23 ha and is comprised of hardstanding, ruderal vegetation, introduced shrub and a hedgerow (RPS, 2023). All of the pre-development habitats have been allocated a habitat condition, in line with the Natural England guidance (March 2022). A summary of the habitats and their conditions have been provided, below.

An illustrative figure of these habitats (and their areas) is presented in Figure 1 (pre-development habitats).

Developed land; sealed surface

The site comprises 0.18 ha of developed land / sealed surfaces (i.e., hardstanding and buildings) (RPS, 2023). Following the Natural England guidance on habitat condition types, these would not require condition assessment, being of no value, by default.

Introduced shrub

An area of approximately 0.01 ha of introduced shrub was present on site in planters in the northern gated garden section. Following the Natural England guidance on habitat condition types, this would not require a condition assessment, being assigned low value by default.

Ruderal/ephemeral

Short vegetation covered the south area of the site (0.04 ha) adjacent to the steps and car park. A few species were present, however there was minimal variation in structure, and only a small number of flowering plant species were observed. The following habitat criteria for this habitat type were met (one out of three), therefore it is assigned a condition of 'poor':

- Invasive non-native species (Schedule 9 of WCA) cover less than 5% of total vegetated area.

Line of trees

A line of trees forming a dense hedgerow separated the steps down through the centre of the site from Eade Road. This was dominated by only one conifer species and surrounded by rubble and species indicative of nutrient rich soils. The following criteria for the hedgerow habitat type were met (four from eight), however as it failed more than one in a few categories, it was only assigned a condition of 'poor':

- Height >1.5 m average along length;
- Width >1.5 m average along length;
- Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees'); and
- Gaps make up <10% of total length and no canopy gaps >5 m.

Description of proposed habitats on-site with biodiversity benefits and outline management

Of the 0.23 ha covered by the site, it is anticipated that post-development, circa 0.18 ha will comprise hardstanding and buildings (i.e., developed land with a sealed surface) or turfstone (artificial unvegetated, unsealed surface); with the remaining comprising introduced shrubs (herbaceous perennial mix / climbers), rain garden planting, a biodiverse green roof and some areas of species rich lawn turf and wildflower enriched turf, along with 18 additional trees.

Introduced shrub

Areas of herbaceous perennial mix are to be included within the scheme, post-development, and there will also be climbers for amenity value, these are largely associated with the proposed communal areas. The total area for this habitat type is 0.0045 ha.

Following the Natural England guidance on habitat condition types, this would not require condition assessment, being of a low value by default.

Modified grassland

A few small areas of species rich amenity grass will fill the gaps between the walkways through site, totalling an area of 0.0091 ha.

Following the Natural England guidance on habitat condition types, this would best fit in the low distinctiveness grassland, although as it meets all the criteria (aside from '*sward height is varied*' as this area is likely to be mown), it's assigned a condition of '*good*'.

Other neutral grassland

The other areas of grassland on site will be a wildflower turf, totalling an area of 0.069 ha, and are largely associated with the garden boundaries. Based on the proposed composition and the low protection of such an area on this site, this habitat would most reasonably fall into the category of 'other neutral grassland' as opposed to lowland meadow.

The condition, when assessing against the Natural England criteria, would most likely fit '*moderate*', as it meets the following (three out of five):

- Cover of bare ground between 1% and 5%;
- Cover of bracken less than 20% and cover of scrub less than 5%; and
- There is an absence of invasive non-native species.

Rain garden

Planters with a mix of rain garden species composition will be included in the landscape scheme. This habitat will be present in several areas of the site, totalling an area of 0.0057 ha.

Following the Natural England guidance on urban habitat condition types, this should achieve all the criteria, thereby scoring three out of three, and assigned a condition of '*good*'.

Urban trees

A total of 18 new trees will be planted around the scheme and are therefore considered in this assessment for their contribution to biodiversity.

These trees should be planted under the guidance of the Landscape Architect following British Standard guidelines, although due to the nature of the surroundings they would most suitably be assigned condition of 'poor'.

Other green roof

Various styles of green roof (although all considered to be the extensive type) will cover the majority of the proposed roofs (0.0327 ha) on site and will be managed for biodiversity benefit.

Species here should be of specific benefit to wildlife and include a range of pollinators. The management of these areas will include regular watering and maintenance, to ensure establishment of the intended species, along with periodic weed removal (as necessary).

On the assumption that these areas will meet the following criteria, they are given a habitat condition of 'moderate'.

- Vegetation structure is varied, providing opportunities for insects, birds and bats to live and breed;
- There is a diverse range of flowering plant species, providing nectar sources for insects;
- Invasive non-native species cover less than 5% of total vegetated area; and
- Varied depth of 80 – 150mm, at least 50% at 150mm and is planted and seeded / pre-prepared with wildflowers and sedums.

Ornamental hedgerow

13.5m of ornamental hedgerow is being introduced into the scheme, post-development, for amenity value. Following Natural England guidance of habitat condition types, this would not require condition assessment, being of a low value by default.

Summary

The site, pre-development comprised only a few habitats, namely hardstanding and sparsely vegetated land. Considering all of the above, the pre-development score for the site is calculated to be **0.10** biodiversity units.

The post-development plans for the site include the planting of shrubs, rain garden, scattered trees, species rich / wildflower turfs and green roofs which accounts for the majority of the post development score. Therefore, the overall score for the site is a gain of **377.76%** of the pre-development score (or an increase of **0.38** habitat units). However, there is a **-99.19%** loss of hedgerow units given the presence of one predevelopment, and only partial replacement with an ornamental hedge post development. However, it is considered that this habitat is suitably offset by the additional areas of green roofs, providing a foraging and nesting habitat.

It is recommended that the creation, establishment, and management of the above habitats be included within a Landscape and Ecological Management Plan (LEMP), and that a Biodiversity Audit be carried out at regular points throughout the lifetime of the project, to ensure that the created habitats are performing

Our ref: ECO02941 Seven Sisters Harringay



as was intended. If any remedial actions are proposed, these would be the responsibility of the client to implement.

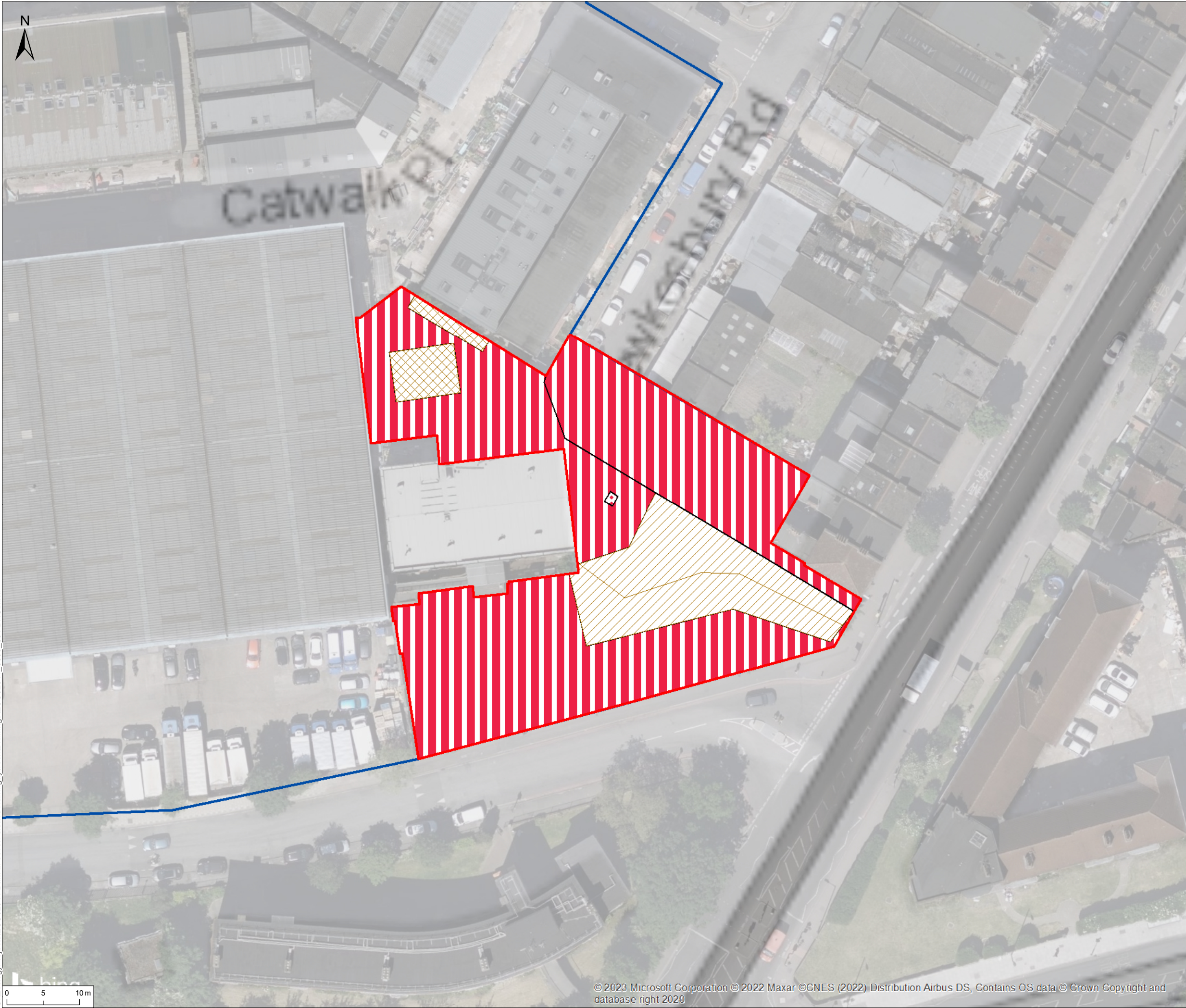
Please let me know if you require any further information.

Yours sincerely,
for RPS Consulting Services Ltd

A handwritten signature in blue ink, appearing to read 'Harriet Miles'.

Harriet Miles BSc
Ecologist

Figure 1 – Pre-development Plans



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Notes

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- Legend**
- Site Boundary
 - Wider Site Boundary
 - 1160 - introduced shrub
 - 17 - ruderal / ephemeral
 - u1b - developed land, sealed surface
 - u1b5 - buildings

Rev	Description	By	CB	Date



MAKING
COMPLEX
EASY

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Client **Dakota**

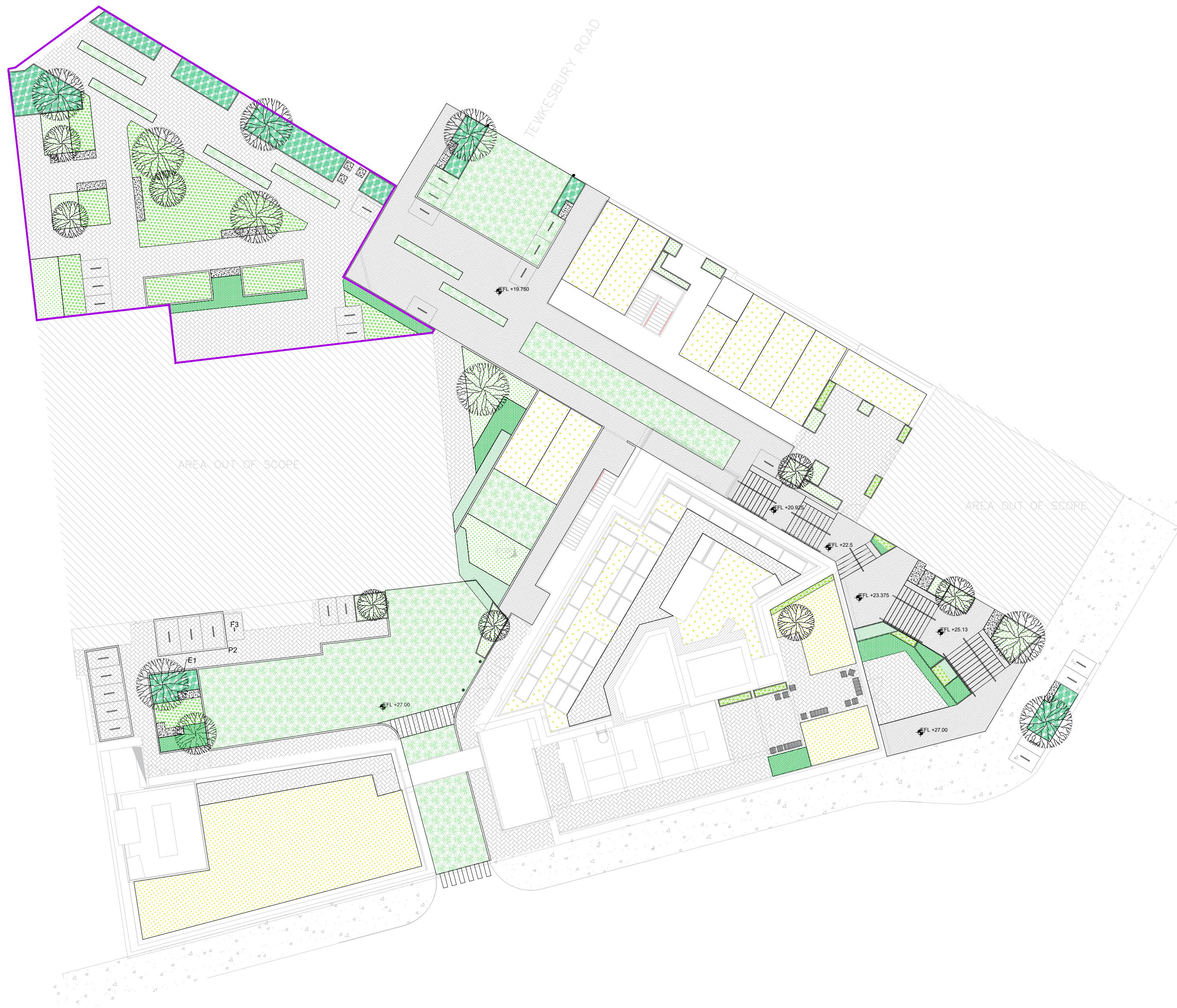
Project **Seven Sisters, Harringay**

Title **Baseline Habitats**

Status DRAFT	Drawn By LP	PM/Checked By HM
Project Number ECO02941	Scale @ A3 1:500	Date Created FEB 2023
Figure Number 1		Rev -

rpsgroup.com

Figure 2 – Post-development Plans



- LEGEND
- HARD LANDSCAPING**
- P1: Concrete Block Paving, 600x800x50mm; Charcon Moordale or equal approved
 - P2: Permeable paving
 - P3: Turfstone, 600x400x100mm, or equal approved
 - P4: Corduroy warning paving, 400x400x50mm, in Buff. Charcon or equal approved
 - P5: Existing footpath paving to be made good
 - E1: Flush steel edging; Kinley AluExcel or equal approved
 - E2: Pre-cast concrete edging to planters;
 - E3: Steel tree planters, 800mm high, RAAFT Plantline or equal approved
 - E4: Painted strip to delimitate areas, colour TBC
 - Pre-cast concrete seating steps;
 - F1: Pre-cast concrete bench; Broxap Lithos Standard bench or equal approved; 400mm x 450mm x various
 - F2: Urban furniture
 - F3: Sheffield cycle stand
 - Bollards
- SOFT LANDSCAPING**
- Native Hedges Mix
 - Wildflower Enriched turfs
 - Rain Gardens Mix
 - Herbaceous Perennial Mix
 - Climbers
 - Species Rich Lawn Turf
 - Green Roofs
 - Trees
- Illustrative design - final proposal subject to further consultation with residents.

221207	Planning App	-	FC	RC
DATE	DESCRIPTION OF REVISION	REV	DR	CH

Campbell Cadey Architects
Illustrative design - final proposal subject to further consultation with residents.
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DRAWING STATUS :
PLANNING

CLIENT :
PROVEWELL

PROJECT TITLE :
**HARRINGAY WAREHOUSE DISTRICT
SEVEN SISTERS**

DRAWING TITLE :
**Landscape General Arrangement
Seven Sisters Site Plan**

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REVISION :
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- GENERAL NOTES:
- Do not scale drawing.
 - All setting out, levels and dimensions are to be agreed on site.
 - The dimensions of all materials must be checked on site before any fabrication or installation can commence.
 - This drawing must be read in conjunction with all other Works Information.
 - Order of construction and setting out to be agreed on site.

NOTE:
Please refer to architect's plans for architectural arrangement and information

Please refer to structural and M&E engineers' plans and drawings for information.