

Highgate Conservation Area Advisory Committee

SUPPLEMENTAL OBJECTIONS TO HGY/2023/0313, HGY/2023/0316, HGY/2023/0317, HGY/2023/0328 and HGY/2023/0338

These are the supplemental objections of Highgate Conservation Area Advisory Committee (“HCAAC”) to deal with the failure properly to evaluate biodiversity gains for the following applications:

HGY/2023/0313:	Junior Field
HGY/2023/0316:	Far Field
HGY/2023/0317:	Science Block
HGY/2023/0328:	Dyne House
HGY/2023/0338:	Mallinson Sports Centre

As the Council knows, objections have been submitted by HCAAC to each of the above applications as well as to the application in respect of a formal screening opinion (HGY/2023/0331) and two listed building consent applications (HGY/2023/0390 and HGY/2023/0697).

In our objections to application HGY/2023/0315, we pointed out the failure of the applicant’s ecological consultant properly to evaluate the biodiversity gains in respect of what is being proposed. This is what we have said about that aspect of the application:

“At Appendix 4 of its Ecological Impact Assessment, the applicant’s consultant (Arbtech) referred to the requirement for a biodiversity net gain plan under the Environment Act 2021. However, Arbtech incorrectly stated that the principal tool to calculate this was the Defra Biodiversity Metric 3.0. The relevant metric at the time Arbtech’s assessment was produced in October 2022 was, in fact, Defra Biodiversity Metric 3.1 (which was introduced in April 2022). In addition, not only has the applicant failed to take into account the relevant metric at the time the assessment was produced, but also it has failed to update its assessment to take into account the latest Defra Biodiversity Metric 4.0 (which was introduced in March 2023).”

Our comments from that application in respect of the biodiversity gains evaluation should be read in conjunction with what we say below in respect of each of the above applications:

HGY/2023/0313

The applicant has failed to evaluate biodiversity gains at all.

HGY/2023/0316: Far Field

The applicant’s consultant, Applied Ecology Limited, has failed properly to evaluate the biodiversity gains as it used the out-of-date metric Defra Biodiversity Metric 3.1 rather than the current Defra Biodiversity Metric 4.0.

HGY/2023/0317: Science Block

We repeat in full what we have said in respect of application HGY/2023/0315, which has been set out above.

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HGY/2023/0317, HGY/2023/0328 and HGY/2023/0338**

HGY/2023/0328: Dyne House

We repeat in full what we have said in respect of application HGY/2023/0315, which has been set out above.

HGY/2023/0338: Mallinson Sports Centre

The applicant's consultant, Applied Ecology Limited, has failed properly to evaluate the biodiversity gains as it used the out-of-date metric Defra Biodiversity Metric 3.1 rather than the current Defra Biodiversity Metric 4.0.