

Date: 22 August 2023
Our ref: S:7086 J001770
Site: Block F, Bounds Green, South Way, N11 2UL.

Client: Capital Industrial 3 Limited

Biodiversity Net Gain Calculation for Block F, Bounds Green, South Way, N11 2UL

To calculate net gains and losses for biodiversity the Defra Biodiversity Metric 3.1 (BM3) was used as this version was utilised in previous drafts of the proposed development. The habitats presently existing are those reported in the Preliminary Ecological Appraisal (Betts, February 2023).

The site is part of an industrial estate in North London and comprises a small complex of modern industrial buildings encircled by a roadway. Habitat areas currently present on site are limited to a small area of modified grassland (14m²). The remaining of the site area is sealed surfaces of buildings, pavements and roads (2936m²).

There are no linear features, hedgerows or watercourses, on site.

The planned development is expected to cause the loss of a small proportion of modified grassland and sealed areas for the creation of two shrub beds (totalling 68m²). Species identified in the landscape plan are predominantly native and are of pollen and nectar rich species: heather *Calluna vulgaris*, broom *Cytisus scoparius*, bell heather *Erica cinerea*, gorse *Ulex europaeus* and lavender *Lavandula* sp. The shrub bed to the east is also to be planted with two trees: silver birch *Betula pendula* and wild cherry *Prunus avium*.

The current proposal achieves necessary biodiversity mitigation and remediation for its ecological impacts through the development of these shrub beds and due to the low ecological value of the current site, the Biodiversity Net Gain of the proposed development will satisfy 10% targets. However, it is important to underline that these gains are merely relative.

The results of the Biodiversity Metric 3.1 calculation for the current proposal are shown below (Table 1).

Table 1: Biodiversity Metric Calculation 3.1 results for Block F, Bounds Green, South Way, N11 2UL.

	Habitat units
On-site baseline	<0.01
On-site post-intervention (Including habitat retention, creation and enhancement)	0.04
On-site net % change (Including habitat retention, creation and enhancement)	933%

In order for the calculations to be applicable, it is essential that the ecological enhancements associated with the Biodiversity Net Gain result are securely incorporated as formal Conditions within any planning consent the Local Authority is minded to grant, and that their implementation and ongoing care are verified and monitored by appropriately qualified persons in the Planning Authority or appointed by them.

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