



6a Denmark Terrace, London N2 9HG

Biodiversity Net Gain Statement

May 2026

**SY2
PLANNING**

1.0 INTRODUCTION

- 1.1 This Biodiversity Net Gain Statement has been prepared in response to the proposed development of the site at 6a Denmark Terrace, London N22 9HG to provide four residential units and 50 sqm of commercial floorspace.



Fortis Green frontage of the property

- 1.2 The site is approximately 262 sqm and is located on the north side of Fortis Green, within Fortis Green, Muswell Hill. The site is currently in employment use as a joiner's yard, with a part one, part two storey building fronting onto Fortis Green. To the front of the site is a paved hardstanding area used for parking. To the rear of the site are a number of storage units within a hard yard area. The site is of very low ecological distinctiveness.

- 1.3 Planning permission and conservation area consent is sought for:

Demolition of the existing part one/part two property and erection of a three storey with basement building, providing four residential units and 50 sqm of commercial floorspace.

- 1.4 As part of the scheme, areas of landscaping will be introduced at lower ground and ground level.



- 1.5 The National Planning Policy Framework states that new development should protect and enhance the natural environment by “*minimising impacts on and providing net gains for biodiversity*”. This planning policy framework has been strengthened further by Biodiversity Net Gain (BNG)² becoming a mandatory requirement for all major developments since 12th February 2024, and for small sites from 2nd April 2024, as a result of provisions in the Environment Act 2021³. BNG is an approach to development that makes sure that habitat for wildlife is in a better state than it was before development.
- 1.6 As the site is below one hectare and comprises of less than the nine-unit threshold it qualifies for the Small Sites Biodiversity Metric.

Methodology

Good Practice Principles

- 1.7 Biodiversity net gain has been defined as ‘*development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation*’ (Baker, 2016).
- 1.8 Good practice principles for development include:
- Avoid losing biodiversity which cannot be off set elsewhere (e.g. irreplaceable habitats).
 - Address risk (e.g. difficulty of achieving habitat creation / enhancement for net gain).
 - Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e. limitations and assumptions are clearly identified).
 - Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

Desk Study and Habitat Baseline Assessment

- 1.9 A baseline habitat assessment was undertaken in January 2026. It provides a baseline assessment of existing habitats.
- 1.10 The BNG assessment measures whether the proposed development will make a contribution to or have an impact on the wider ecosystem service of the site. The BNG assessment is based on data gathered from the baseline habitat assessment and the landscape proposals for the site. There are no habitats currently on site.

Condition Assessment

- 1.11 Habitat condition was assigned following guidance from the 'Technical Supplement' document (Natural England, 2021) which accompanies the Biodiversity Metric (Defra 07.24) Assessment criteria as well as the UK Habitat Classification User Manual v.2.0 (July 2023).

Calculation of Biodiversity Units

- 1.12 Calculation of biodiversity units has been undertaken using the Defra 07.25 Biodiversity Beta Metric Calculator to calculate the biodiversity unit values of area habitats and linear features for the site before and after development. This helps determine the overall habitat biodiversity net loss or gain of the wider site. This allowed calculation of the change in biodiversity units and the overall percentage of gain/loss achieved.
- 1.13 Pre-development baseline habitat areas were calculated using measurements taken from measuring the baseline habitats as illustrated on the Indicative Habitat Plan. Post-development habitats were calculated based on information shown on the proposed layout drawings.

Strategic Significance

- 1.14 The criteria within the Biodiversity Metric (Defra 07.25) was assessed by determining if habitat areas within the site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local plans such as Ecological Networks.

Assumptions and Limitations

- 1.15 The baseline habitat areas were calculated following the site visit and reviewing aerial

photographs of the site. Post-development landscaping proposals have been prepared by Archplan.

- 1.16 The National Planning Policy Framework states that new development should protect and enhance the natural environment by “*minimising impacts on and providing net gains for biodiversity*”.
- 1.17 This planning policy framework has been strengthened further by Biodiversity Net Gain (BNG)² becoming a mandatory requirement for all major developments since 12th February 2024, and for small sites from 2nd April 2024, as a result of provisions in the Environment Act 2021³. BNG is an approach to development that makes sure that habitat for wildlife is in a better state than it was before development.
- 1.18 As the site is below one hectare and comprises of less than the nine-unit threshold it qualifies for the Small Sites Biodiversity Metric.
- 1.19 Good practice principles for development include:
- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats).
 - Address risk (e.g. difficulty of achieving habitat creation / enhancement for net gain).
 - Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e. limitations and assumptions are clearly identified).
 - Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

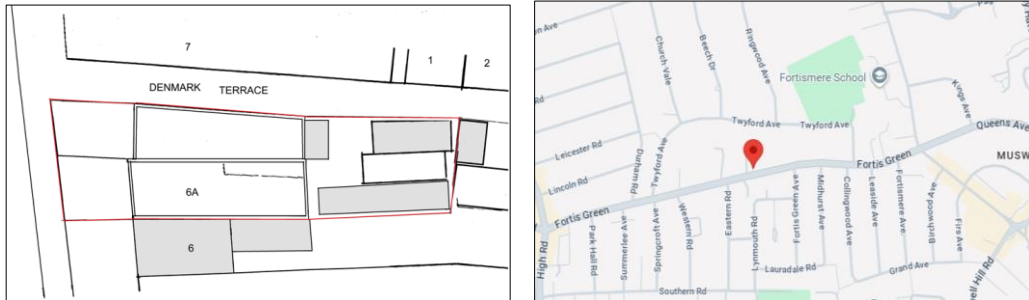
Summary

- 1.20 The assessment indicates that the current landscape design would result in a biodiversity net gain of 0.8113 habitat areas and 0.1659 hedgerow units. As the baseline for area habitat units, hedgerow units and watercourse units is zero, the post development target needs to be agreed with the local planning authority. The metric shows that there has been an increase in the biodiversity on site and the BNG targets are met and the Trading Rules are satisfied.

2.0 HABITAT BASELINE ASSESSMENT

The Application Site

- 2.1 The application site is located on the north side of Fortis Green, at the junction of Fortis Green and Denmark Terrace and comprises a part one, part two storey building with a front forecourt area for parking for up to four cars; and a rear yard area with a number of single storey rear outbuildings for storage at the rear of the property.



Habitat Baseline Assessment

- 2.2 A site visit was undertaken on 16 January 2026.

Front of site



Front of site

- 2.3 At the front of the property there is a concrete drive/ parking area, categorised as developed land/ sealed surface.



Paved area to the front of site



Side alleyway (outside of application boundary)

Rear of Property

- 2.4 The whole of the existing yard to the rear of the property is hard surfaced with metal and concrete sheds used for storage. There are no trees or grassland. The rear of the site is therefore categorised as developed land/sealed surface within the Biodiversity Metric Technical data sheet.



Storage units within the rear yard



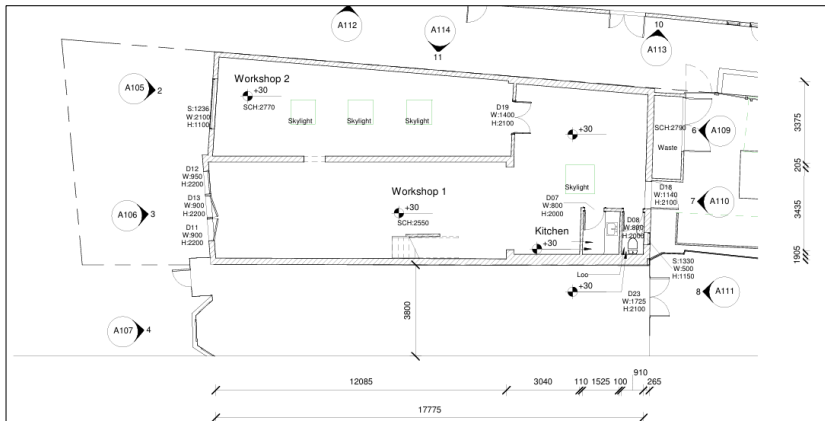
View of the rear yard



Existing rear yard

Baseline Habitats

- 2.5 Following the site survey on 16 January 2026, it was confirmed that the baseline habitats are developed land/sealed surface. All habitats on the site are classified as very low distinctiveness prior to development.



Existing ground floor plan

Condition

- 2.6 The Condition of any habitat is determined by information gathered during the field survey, and these are classified as Poor, Moderate or Good Condition. Some low value habitats are given a default N/A Condition status in the metric. For the application site the N/A condition applies and so no condition assessment is required.

Strategic Significance

- 2.7 Strategic significance is the local significance of the habitat based on its location and habitat type. The site itself has a low strategic significance.
- 2.8 The DEFRA Small Sites Metric User Guide notes that Trading Rules do not apply to baseline habitats with very low habitat distinctiveness.

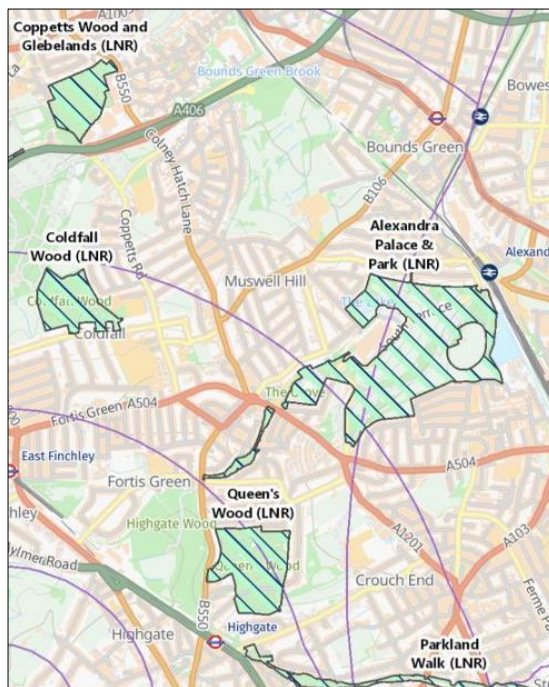
Surrounding Context



Aerial photograph of the Application site and immediate context



Wider site context



- 2.9 The nearest statutory designated sites are Queens Wood LNR to the south; Coldfall Wood LNR to the north west and Alexandra Palace Park LNR to the north east.



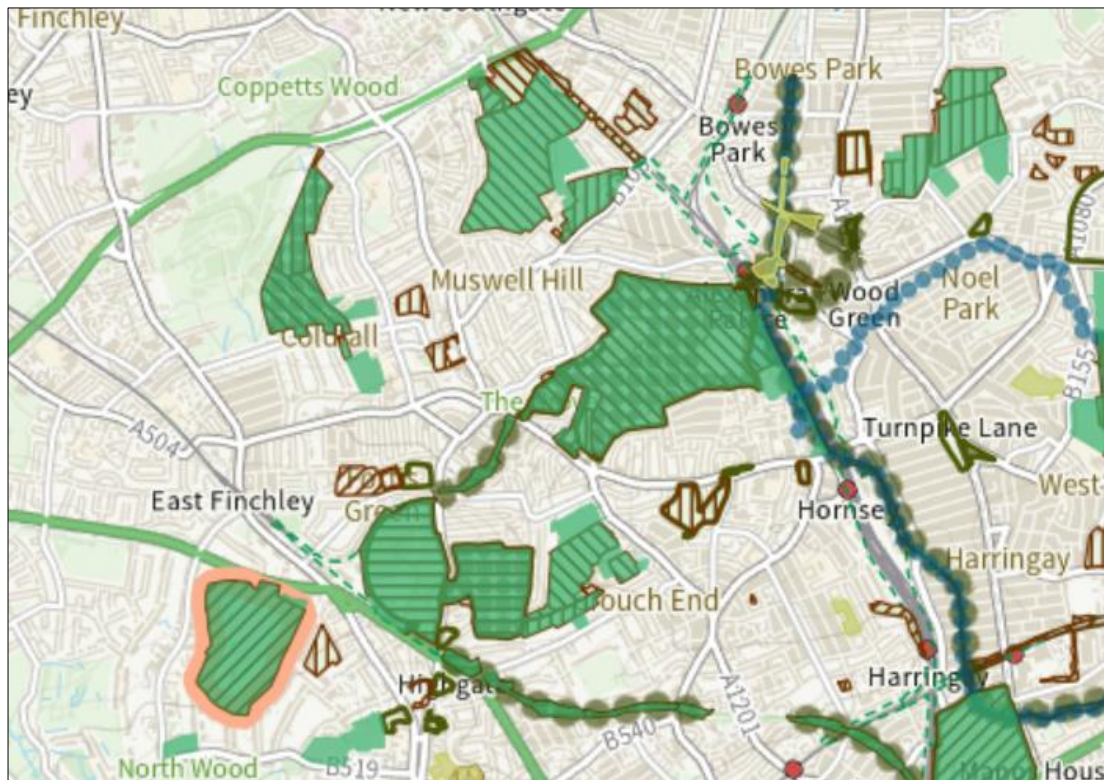
2.10 There are priority habitats at Highgate Woods, Queen's Wood and Coldfall Wood.



2.11 A number of the surrounding properties have mature gardens and trees.



- 2.12 The Strategic Significance of each habitat is informed by Local Nature Recovery Strategies (LNRS).
- 2.13 Policy SP13: Open Space and Biodiversity of the Haringey Local Plan requires new development to contribute to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities.
- 2.14 The Distinctiveness score of each habitat within the metric is automatically assigned and based on their intrinsic value and rarity. The site as existing has a very low distinctiveness. However, there are areas around the site which would be classified as having a low to medium distinctiveness.



Extract from the Haringey Local Plan

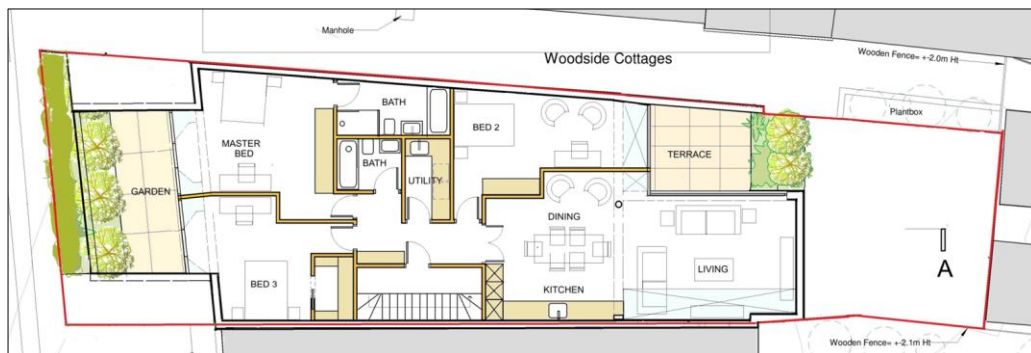
3.0 THE PROPOSED SCHEME

Introduction



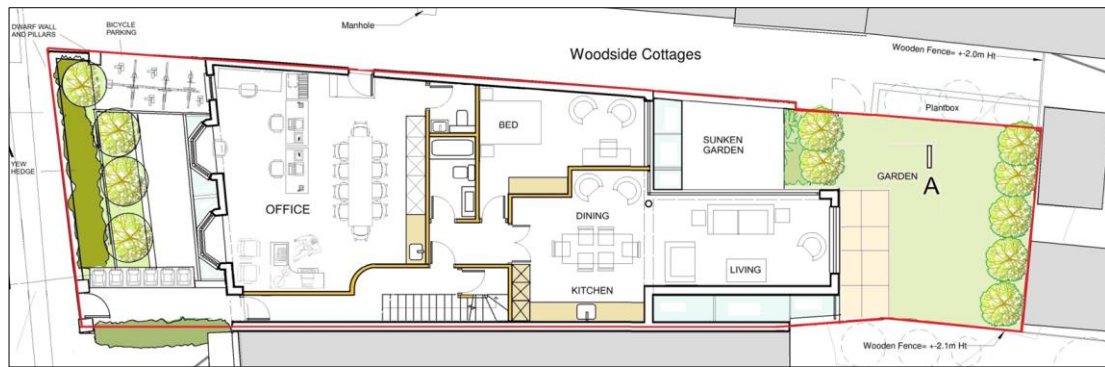
Proposed scheme fronting onto Fortis Green

- 3.1 The proposed scheme comprises a lower ground, plus ground, first and second floor contemporary building in mixed use, creating a three bed flat at lower ground level; an office space and one bed flat at ground level; a 1-bed flat at first floor level; and a 2 bed maisonette at first and second floor level. A sunken landscaped terrace area will be created to the front of the property and a garden area and sunken terrace to the rear. As the site currently has no biodiversity value, the aim of the project is to create some native planting and habitat.



Proposed lower ground floor

- 3.2 The lower ground floor flat incorporates a sunken garden at the front and a rear terrace which will be landscaped. The amenity area at the front of the property is 16.6 sqm; and the amenity space at the rear is 15.9 sqm. These spaces will comprise vegetated garden with a native hedgerow along the boundary. Five trees will be introduced.



Proposed ground floor

- 3.3 At ground floor, a rear landscaped garden will be created for the ground floor flat, comprising 45.7 sqm of vegetated garden with a native species hedge along the boundary. At the front of the property there will be a shared amenity space of 27.7 sqm. There will be hedge planting along the front of the site,
- 3.4 The proposed habitats will comprise vegetated garden and developed land/sealed surface (the building).
- 3.5 Vegetated garden comprises garden areas dominated by living vegetation which can support biodiversity such as lawns, planting beds, shrubs, trees, flower rich areas or wildlife friendly planting or hedgerows or small habitat features.

Individual trees and hedges

- 3.6 Hedges will be created along the frontage of the site and to the rear gardens. The total length of these hedges combined is 21.2m. Four trees will be introduced at the front of the site and seven trees will be introduced at the rear of the site.

Watercourse Features

- 3.7 There are no proposals for watercourse features.

4.0 SUMMARY AND CONCLUSIONS

Site Name		6a Denmark Terrace London N2 9HG	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Check for input errors/rule breaks present in the metric ⚠	
Baseline Units	Area habitat units	Zero Units Baseline	
	Hedgerow units	Zero Units Baseline	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	0.8113	
	Hedgerow units	0.1659	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.8113	
	Hedgerow units	0.1659	
	Watercourse units	0.0000	
Total net % change	Area habitat units	% target not appropriate	
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	
Area habitat units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	

- 4.1 The existing habitat value on the site is zero. Following development, there will be an increase in the value of the habitat area units (0.8113) and the hedgerow units (0.1659), through the introduction of vegetated gardens and hedges.
- 4.2 All of the new homes will have some outdoor amenity space and the creation of soft landscaping including the planting of hedges, new trees and flowering plants will increase the biodiversity on the site.