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Biodiversity Net Gain assessment

Fiske Court, Haringey

Site	<i>Fiske Court, Haringey</i>
Project number	<i>98720</i>
Client name / Address	<i>Bidwells, 25 Old Burlington Street, London. W1S 3AN</i>

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Declaration of compliance

The information which we have provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.



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1. EXECUTIVE SUMMARY

In October 2021 MKA Ecology Limited was commissioned to undertake a Biodiversity Net Gain assessment for Fiske Court, Haringey. This Biodiversity Net Gain assessment has been prepared to detail how the biodiversity enhancements in the proposed scheme will lead to an overall benefit to biodiversity.

The proposed development involves the construction of four new houses on the area currently comprising hardstanding and garages to the north of the Site. Associated landscaping around these new houses involves the creation of garden lawns, extensive green roofs and ornamental planting. The existing three-storey residential flats to the south of the Site will all be retained, as well as the existing modified grassland around these flats. New landscaping plans are proposed around these retained buildings including ornamental planting, extensive green roofs on new outbuildings and native scrub planting.

To provide an objective assessment of the potential value of the proposed biodiversity enhancements, the Defra Biodiversity Metric 3.0 (Parks *et al.*, 2021) is applied. The measures, a proxy for biodiversity that use habitat types and their areas, are compared before (the existing condition) and after the completion of the proposed development.

It is concluded that the proposed development will lead to a significant net gain in habitat biodiversity of 26.5% with a positive net change of 0.15 biodiversity units. There will also be a significant net gain in hedgerow biodiversity of 100% with a positive net change of 0.06 biodiversity units. The increase in habitat biodiversity units is largely due to the creation of modified grassland garden lawns to the new residential properties. The creation of extensive green roofs, ornamental planting and native scrub planting also contribute to the overall net gain for biodiversity at the Site.

Bird boxes, bat boxes and insect boxes will be installed at the Site as part of the proposed landscaping plans. The Defra Biodiversity Metric 3.0 does not formally account for these enhancements in the net gain assessment; however, they will provide additional value for biodiversity post-development and should therefore be noted.

The predicted net-gain in biodiversity is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It will be important to ensure that appropriate management activities are put in place in order to achieve the desired condition of the proposed habitats. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a Landscape and Ecology Management Plan (LEMP) for the Site.

2. INTRODUCTION

2.1. Purpose

The purpose of this assessment is to review the existing biodiversity value of the Site, comparing this to the proposed landscape masterplan and calculate an overall biodiversity net change for the Site. The primary method of calculating this change will follow the Defra Biodiversity Metric 3.0 (Panks *et al.*, 2021a). The aim of using this method is to demonstrate whether the proposed development and landscape masterplan will deliver a net gain in biodiversity.

The process of achieving and assessing Biodiversity Net Gain should follow the following principles and rules, as set out within *Biodiversity Net Gain, Good Practice Principles for Development* (Baker, 2016; Baker *et al.*, 2019) (Table 1) and *The Biodiversity Metric 3.0: auditing and accounting for biodiversity value. User guide* (Panks *et al.*, 2021b) (Table 2).

Table 1: The UK's good practice principles for biodiversity net gain (after Baker, 2016; Baker *et al.*, 2019)

Principle	In practice
1. Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
2. Avoid losing biodiversity that cannot be offset elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve NNL/net gain.
3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.
4. Address risk	Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between losses occurring and gains being fully realised.
5. Make a measurable net gain contribution	Achieve a measurable, overall gain ¹ for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities

Principle	In practice
6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels - Enhancing existing or creating new habitat - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
8. Create a Net Gain legacy	Ensure Net Gain generates long-term benefits by: - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity - Planning for adaptive management and securing dedicated funding for long-term management - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change - Mitigating risks from other land uses - Avoiding displacing harmful activities from one location to another and - Supporting local-level management
9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Table 2: Biodiversity net gain rules (Panks *et al.*, 2021b)

Rule	In practice
1	Where the metric is used to measure change in biodiversity unit values need to be calculated prior to the intervention and post-intervention for all parcels of land/linear features affected
2	Compensation for habitat losses can be provided by creating new habitat, by restoring or enhancing existing habitats, or by accelerating successional processes. Measures to improve existing habitats must provide a significant and demonstrable uplift in distinctiveness and/or condition to record additional biodiversity units
3	'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis, new or restored habitats should aim to achieve a higher distinctiveness and /or condition than habitats lost.
4	Biodiversity unit values generated by biodiversity metric 3.0 are unique to this metric and cannot be compared to unit outputs from version 2.0, the original Defra metric or any other biodiversity metric. Furthermore, the three types of biodiversity units generated by this metric (for area, hedgerow and river habitats) are unique and cannot be summed.
5	It is not the area of habitat that determines whether the ecological equivalence or better has been achieved but the net change in biodiversity units. Risks associated with enhancing or creating habitats mean that it may be necessary to enhance or create a larger area of habitat than lost to fully compensate for impacts on biodiversity.

Rule	In practice
6	Deviations from the published methodology of biodiversity metric 3.0 need to be ecologically justified and agreed with relevant decision makers. While the methodology is expected to be suitable in the majority of circumstances it is recognised that there may be exceptions. Any local or project-specific adaptations of the metric must be transparent and fully justified.

3. HABITATS

3.1. Present – baseline condition

A Preliminary Ecological Appraisal was conducted at the Site on 26 June 2020 (MKA Ecology Ltd, 2020). The area to the south of the Site was found to comprise three three-storey buildings containing residential flats, with amenity grassland and scattered trees surrounding the buildings. There is an area of hardstanding with garages present to the north of the Site. The habitats present were mapped during the Preliminary Ecological Appraisal and are presented in Figure 1 below. The Site boundary is shown in blue in Figure 1. The red line in Figure 1 indicates the area of the Site to be redeveloped; habitats outside of the red line will be landscaped only.

The Site covers a total of 0.46 ha; the areas occupied by each habitat type are detailed in Table 4 in the next section.

3.2. Future – proposed landscape and enhancements

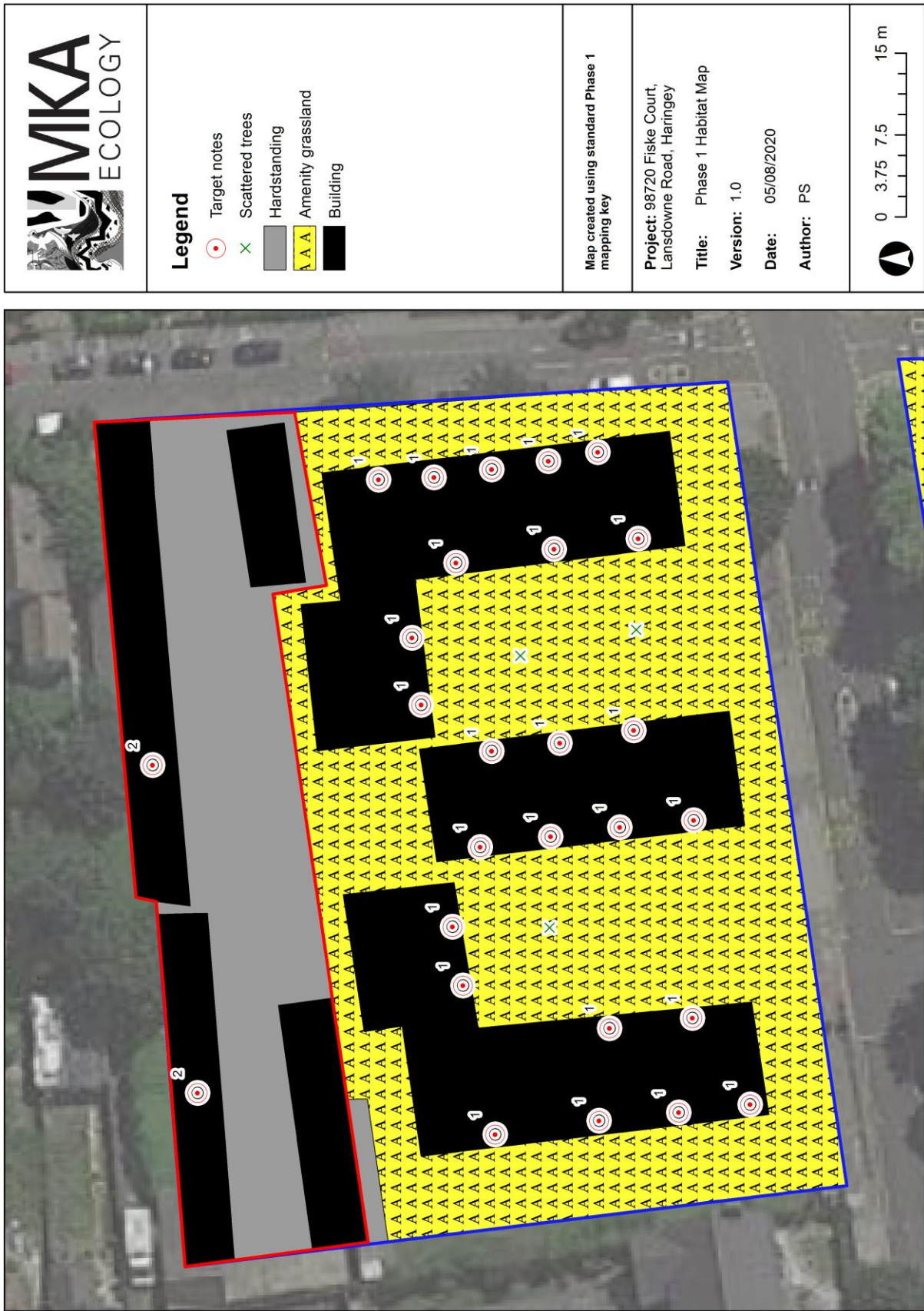
The concept masterplan for the proposed development at Fiske Court, Haringey is presented in Figure 2. The plans include the construction of four new houses on the area within the red line boundary (Figure 1), which currently comprising hardstanding and garages. Associated landscaping around these new houses involves the creation of garden lawns (categorised as modified grassland), the creation of extensive green roofs on the new houses and outbuildings, and ornamental planting. Please note that the proposed green roofs are not shown on Figure 2. Please see the full landscaping document produced by ME Landscape Studio for the locations of the green roofs (ME Landscape Studio, 2021).

The existing three-storey residential flats will all be retained, as well as the existing modified grassland around these buildings. New landscaping plans are proposed around these retained buildings including ornamental planting, and the creation of green roofs on the new proposed bulk store and two refuse stores. Native scrub planting is also proposed along the west scrub boundary, including hazel *Corylus avellana*, field rose *Rosa arvensis*, guelder rose *Viburnum opulus* and blackthorn *Prunus spinosa*.

The existing trees on site and adjacent to the Site boundary will be retained. New tree planting is included in the landscaping plans and this will include a mix of native species and native cultivars. New ornamental hedgerows will also be planted at the Site.

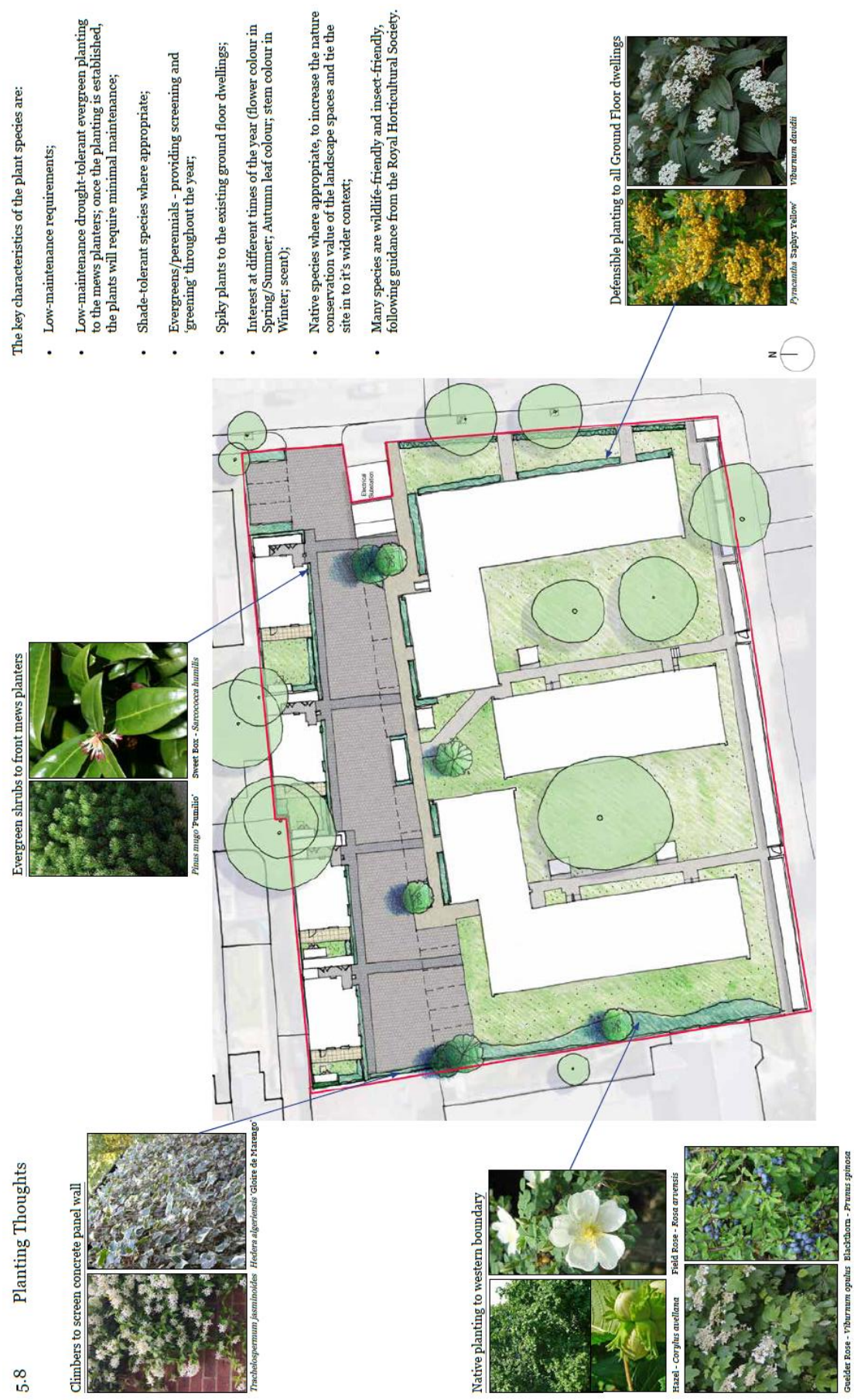
The areas covered by the proposed habitats were calculated through geo-referencing and mapping habitats indicated in Figure 2 using QGIS software. It is these proposed habitats that will form the basis of the calculation of 'net-change' in biodiversity using the Defra metric.

Figure 1: Current habitats at Fiske Court, Haringey *



* Red line – development area; blue line – site boundary

Figure 2: Concept masterplan for Fiske Court, Haringey (ME Landscape Studios, 2021)



4. METHODOLOGIES

To establish whether the proposed development will contribute positively to biodiversity we use the Defra Biodiversity Metric 3.0 (Panks *et al.*, 2021). This method uses habitat as a proxy for biodiversity and its primary application is to provide planners and developers with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the impacts of a development do not result in a net loss of biodiversity. Habitats are assigned the following scores:

- Distinctiveness: A measure of the type and importance of a habitat.
- Condition: A measure of the present or predicted condition of a habitat type.
- Strategic significance: How a habitat is regarded within Local Planning Policy.

For proposed habitats, where there is an attempt to predict the habitat type following establishment additional handicaps or risk scores are imposed representing the following factors:

- Difficulty: More difficult habitats incur a greater risk.
- Time to condition: In general, it takes longer for habitats to reach a better condition, plus certain habitats by their very nature take longer to create or restore.
- If habitats are created off-site, an additional risk score is applied. This will not apply in the present case.

Further details on how the metric is calculated is provided in the aforementioned publications, with more site specific detail provided in Appendix 1 and Appendix 2.

4.1. Mapping habitats

Current habitats were mapped and areas calculated using QGIS (see Section 3.1 for details of habitat types). The proposed habitats were calculated in QGIS using a digitised and geo-referenced version of the Concept Masterplan provided in Figure 2 (see Section 3.2 for details of habitat types).

4.2. Assignment of habitats

Biodiversity units are the product of the area of habitat and various factors or 'multipliers'. There are three 'core' multipliers that apply to both the current and proposed habitat areas and a further three that apply only to the proposed habitats. These are detailed further in Table 3 below.

Table 3: Multipliers used in the calculation of Biodiversity Net Gain

Multiplier	When applied	Description
Distinctiveness	Before and after	A measure of the type of habitat, automatically assigned within the Metric 3.0. Habitats with greater value are assigned a higher score.
Condition	Before and after	The condition of the habitat. Uses the Technical Supplement (<i>Panks et al. 2021a</i>); Higher levels of condition give rise to greater values. In some cases, no condition assessment is required and these habitats are automatically allocated a score.
Strategic significance	Before and after	Whether a habitat is important within its local context.
Time to target condition	After	Used to account for the fact that habitat creation as part of a development is rarely instant. A 'handicap' is applied, with habitats that take longer to establish resulting in a greater reduction.
Difficulty of creation/restoration	After	Habitats that are more difficult to create/restore cause a reduction in the biodiversity unit as they are associated with a greater risk of failure.
Spatial risk	After	Habitat that is created at a greater distance away from the development site carries a greater risk of removing other natural habitats.

4.3. Hedgerows

Hedgerows, given their unique linear characteristic and their position as 'edge habitats' are treated separately, giving 'biodiversity metres'. The metrics calculated for hedgerows will therefore be calculated and presented separately. Proposed hedgerows were mapped, and their lengths calculated, using QGIS.

4.4. Assumptions and constraints

Several assumptions are made to enable this biodiversity net gain assessment. The primary assumptions are listed below:

- The net gains in biodiversity that are estimated are reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future; this is particularly true of the proposed wildflower area (other neutral grassland) and extensive green roofs.
- Condition assessments were estimated based on descriptions, field notes and photographs of habitats in the Preliminary Ecological Appraisal report (MKA Ecology Ltd, 2020). Where there is doubt in determining the condition, a conservative approach is taken.

Table 4: Attribution of multiplier levels to each habitat type at present and for the proposed development

Habitat type and area	Multiplier (and score)					
	Distinctiveness (automatically assigned)	Condition	Strategic significance	Time to target condition	Difficulty of creation/ enhancement	Spatial risk
<i>Current habitats</i>						
Developed land; sealed surface (buildings) 0.1788 ha	V. Low (0)	N/A – Other (0)	Low (1)	-	-	-
Developed land; sealed surface (hardstanding) 0.0896 ha	V. Low (0)	N/A – Other (0)	Low (1)	-	-	-
Artificial unvegetated, unsealed surface 0.0376 ha	V. Low (0)	N/A – Other (0)	Low (1)	-	-	-
Modified grassland (amenity grassland) 0.1528 ha	Low (2)	Poor (1)	Low (1)	-	-	-
Urban tree 0.061 ha	Medium (4)	Poor (1)	Low (1)	-	-	-
<i>Proposed habitats (newly created)</i>						
Modified grassland 0.0581 ha	Low (2)	Poor (1)	Low (1)	1 (0.965)	Low (1)	Within site
Developed land; sealed surface (buildings) 0.0075 ha	V. Low (0)	N/A – Other (0)	Low (1)	0 (1)	Medium (0.67)	Within site
Developed land; sealed surface (hardstanding) 0.1013	V. Low (0)	N/A – Other (0)	Low (1)	0 (1)	Medium (0.67)	Within site
Extensive green roof 0.0278 ha	Low (2)	Moderate (2)	Low (1)	3 (0.899)	Low (1)	Within site
Introduced shrub (ornamental planting) 0.0158 ha	Low (2)	Poor (1)	Low (1)	1 (0.965)	Low (1)	Within site

Habitat type and area	Multiplier (and score)					
	Distinctiveness (automatically assigned)	Condition	Strategic significance	Time to target condition	Difficulty of creation/ enhancement	Spatial risk
Urban tree (additional tree planting) 0.0032 ha	Medium (4)	Poor (1)	Low (1)	10 (0.700)	Low (1)	Within site
Mixed scrub (native scrub planting) 0.0077 ha	Medium (4)	Poor (1)	Low (1)	1 (0.965)	Low (1)	Within site
<i>Proposed hedgerows (newly created)</i>						
Hedge ornamental non-native 0.061 km total	V. Low (0)	Poor (1)	Low (1)	1 (0.965)	Low (1)	Within site

5. RESULTS AND RECOMMENDATIONS

5.1. Results

The overall comparison of biodiversity units is presented in Table 5 below. The calculator used to derive these figures is provided as a separate appendix to this report. With the current layout, there will be a net gain in habitat biodiversity of 26.5% with a positive net change of 0.15 biodiversity units. There will also be a significant net gain in hedgerow biodiversity of 100% with a positive net change of 0.06 biodiversity units.

Table 5: Results of biodiversity metric calculations

Habitat	Biodiversity units (current)*	Biodiversity units (proposed)*	Biodiversity net-change*	Net percentage change
Habitats	0.55	0.70	0.15	26.5%
Hedgerows	0.00	0.06	0.06	100%

* Habitat areas are calculated as biodiversity hectares, hedgerows as biodiversity kilometres

The net gain in habitat biodiversity at the Site is largely due to the creation of modified grassland garden lawns to the new residential properties, which will deliver a total of 0.11 biodiversity units. It is assumed that the modified grassland lawns will achieve 'poor' condition. This reflects the poor ecological value of the current habitats on site (hardstanding, buildings and amenity grassland); introducing small areas of modified grassland, even in poor condition, leads to a significant gain in biodiversity.

The creation of extensive green roofs, native scrub planting and ornamental planting also contribute to the overall net gain at the Site, delivering 0.10, 0.03 and 0.03 biodiversity units respectively. The inclusion of these new habitats will be highly beneficial in increasing habitat diversity. The inclusion of additional native tree planting also delivers biodiversity units (0.01 units) and will provide improved connectivity to existing trees on site and surrounding the Site.

The net gain in hedgerow biodiversity is due to the creation of new ornamental hedgerows, which will deliver 0.06 units, although it should be noted that this habitat is of very low distinctiveness and the gains are due to an absence of existing hedgerows at the Site.

Bird boxes, bat boxes and insect hotels will also be installed as part of the proposed landscaping plans. The Defra Biodiversity Metric 3.0 has no means to account for these enhancements in the net gain assessment. However, they will provide additional value for biodiversity post-development and therefore should be noted.

5.2. Recommendations

The overall net gain in biodiversity units predicted in this assessment is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It is important that habitats and hedgerows on site reach the target type and condition estimated in this assessment and this will require careful consideration during both the planning and construction phase.

It is particularly important that the extensive green roofs achieve the target structure and condition in order to deliver the predicted net gain. This net gain assessment assumes that the extensive green roofs achieve 'moderate' condition.

In order to achieve the targeted 'moderate' condition, the green roofs must have a varied vegetation structure, providing opportunities for insects, birds and bats to live and breed. There should be a diverse range of flowering plant species, providing nectar sources for insects and invasive non-native species must also cover less than 5% of total vegetated area. Therefore, careful consideration must be given to the creation and long-term management of this habitat.

It is recommended that a Landscape and Ecology Management Plan (LEMP) is produced for the Site. This will outline measures for the successful creation and management of habitats, including the extensive green roofs, to ensure the target condition for each habitat type is reached as outlined in this assessment.

Recommendation 1

Produce a Landscape and Ecology Management Plan (LEMP) for the Site.

6. CONCLUSIONS

The proposed development at Fiske Court, Haringey involves the construction of four new houses on the area currently comprising hardstanding and garages to the north of the Site. Associated landscaping around these new houses involves the creation of garden lawns, extensive green roofs on the new houses and outbuildings, and ornamental planting in garden areas. The existing three-storey residential flats to the south of the Site will all be retained, as well as the existing modified grassland around these flats. New landscaping plans are proposed around these retained buildings including ornamental planting, and the creation of green roofs on new outbuildings. Native scrub planting is also proposed to the west of the Site.

The use of the Defra Biodiversity Metric 3.0 was to compare the biodiversity value of the existing and proposed habitats on site confirms that the proposed development is likely to lead to a significant net gain in biodiversity of 26.5%. This is due to the creation of new beneficial habitats, particularly the extensive green roofs, ornamental planting and modified grassland.

Bird boxes, bat boxes and insect boxes will also be installed on site post-development and, although these are not formally accounted for in this net gain assessment, they will deliver additional value for biodiversity on site.

The predicted net-gain in biodiversity is reliant on the successful restoration and/or creation of habitats and their maintenance for the foreseeable future. It will be important to ensure that appropriate management activities are put in place in order to achieve the desired target habitats and their conditions. It is recommended that measures to ensure the successful creation and long-term management of proposed habitats are outlined in a Landscape and Ecology Management Plan (LEMP) for the Site.

7. REFERENCES

Haringey Council (2009) *Biodiversity Action Plan, October 2009*. Haringey, London.

Haringey Council (2013) *Haringey's Local Plan, Strategic Policies 2013-2026, March 2013*. Haringey, London.

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8. APPENDICES

8.1. Appendix 1: Assignment of biodiversity metric multipliers

Strategic significance

Strategic significance was set to 'low' for all baseline habitats and newly created habitats. The Site does not fall in a priority area, or comprise priority habitats, formally identified in the Haringey Council Biodiversity Action Plan (2009) or the Haringey Council Local Plan (2013) and none of the habitats are London Biodiversity Action Plan (BAP) priority habitats.

Condition

The below tables detail the rationale for the condition assessments made for each habitat type.

Current habitats

Habitat	Condition score	Rationale for condition assessment
Developed land; sealed surface	N/A – Other	No condition assessment required – automatically allocated a score of 0
Modified grassland (amenity grassland)	Poor	Achieves 3 out of 7 criteria
Urban tree	Poor	Only likely to achieve 1 of 6 criteria (C4)

Proposed habitats

Habitat	Condition score	Rationale for condition assessment
Developed land; sealed surface (building)	N/A – Other	No condition assessment required – automatically allocated a score of 0
Introduced shrub	Poor	No condition assessment required – automatically assessed as poor condition and allocated a score of 1
Extensive green roof	Moderate	Likely to achieve at least 2 of 3 criteria overall but unlikely to meet the requirements for good condition under C2
Modified grassland	Poor	Likely to achieve 3 of 7 criteria
Introduced shrub	Poor	No condition assessment required – automatically assessed as poor condition and allocated a score of 1
Urban tree	Poor	Likely to achieve 1 of 6 criteria (C4)
Mixed scrub	Poor	Likely to achieve 1 of 5 criteria (C3)

Proposed hedgerows

Habitat	Condition score	Rationale for condition assessment
Hedge ornamental non-native	Poor	No condition assessment required – automatically assessed as poor condition and allocated a score of 1

8.2. Appendix 2: Biodiversity Net Gain calculator

As attachment.



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