

Biodiversity Net Gain Assessment

Site Address:

73, 75 and 77 Clarence Road, N22 8PG

Client:

Kulwant Sandhu

Assessment Date:

25th May 2026

Project:

This report is prepared to inform a planning application with the London Borough of Haringey. The proposal is described as:

A two-storey extension is to be erected on the rear of the property.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	James Marsh, BA(Hons), MSc; Graduate Ecologist	25/05/2026
Final	1.0	James Marsh, BA(Hons), MSc; Graduate Ecologist	26/05/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference TQ 30495 91226 and has an area of 0.085ha comprising four buildings, one tree, vegetated garden and unvegetated garden.

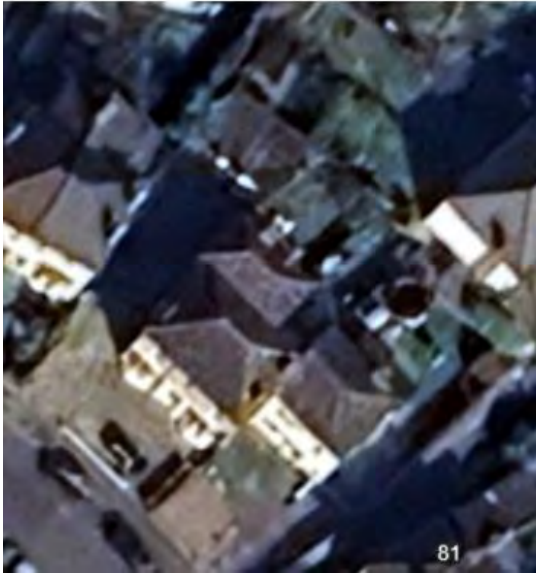
This report should be read in conjunction with the following documents:

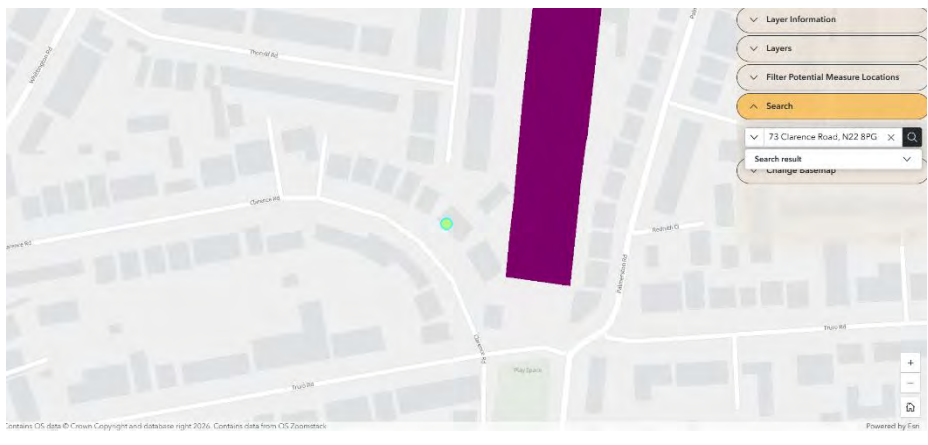
- ❖ Statutory BNG Metric – 73, 75, 77 Clarence Road, N22 8PG – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Hawkins Eades Associates, 2026)
- ❖ Preliminary Ecological Appraisal (PEA) - 73, 75, 77 Clarence Road, N22 8PG – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The site generates 0.27 area-based habitat units in its baseline. To achieve a minimum +10% uplift, a minimum of 0.30 units of area-based habitat is required.
- ❖ A small portion of the vegetated garden area will be removed as part of the proposed development, along with an individual tree which has already been felled meaning the site will lose 0.22 units. As vegetated garden is classed as a low distinctiveness habitat and individual trees a medium distinctiveness habitat, the removal of this area will trigger a trading rule violation which can be neutralised by provisioning a sufficient amount of any habitat type that provides habitat units.
- ❖ In line with the proposed plan, the site exhibits an 80.87% net loss of habitat units and a 0.25 unit deficit. This means that 0.25 area-based habitat units must be provisioned to achieve the required unit uplift and satisfy all trading rules. As the entire site represents a residential curtilage, it is not possible to create any additional or enhance existing habitats on site in line with the BNG Metric's trading rules. As such, it is likely that the 0.25 units must be achieved through the purchasing of offsite habitat units.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	29 th June 2019
	The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred. As identified during the PEA survey, a medium-sized tree has been removed from the northwest corner of the site, which will be included within the site’s habitat baseline as it has been removed since 30 th January 2020. Therefore, the baseline biodiversity value of the site is informed from assumptions inferred from historic satellite imagery (i.e. GoogleEarth).	
	Historical imagery < 29 Jun 2019 >	Historical imagery < 8 Mar 2025 >
		
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.	

BNG Target Uplift	+10%	
National Character Area (NCA)	112 – Inner London	
Strategic Significance	The Local Nature Recovery Strategy (LNRS) for the Greater London Area has been developed, with a local habitat map published (https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/parks-green-spaces-and-biodiversity/local-nature-recovery-strategy); this LNRS habitat map was used to determine strategic significance. When the site is cross referenced on the habitat map, it is revealed there are no strategic plans for the site. As such, no elevated strategic significance is awarded for any baseline or proposed habitats.	
Limitations The site has evidently been altered and undergone degradation since January 2020, most notably with the removal of a single urban tree from the site. As such the baseline has been informed by historic satellite imagery of the site to provide as accurate a calculation of the site's biodiversity value.		

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Vegetated Garden	0.0379	The northern sections of the site consist primarily of vegetated garden.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land; sealed surface	0.0471	The majority of the site consists of developed land; sealed surface.		
Urban Tree	Good: 0.0163	The baseline habitat area has been retroactively calculated from historic aerial imagery, as changes to the site have occurred since 30 th January 2020. As such the scattered tree habitat is automatically assigned <i>Good</i> condition. A tree stump was observed during the PEA field survey in the rear garden of the site. In conjunction with historic satellite imagery, the tree was deemed to be medium-sized.	Good: passes 5 of 6 criteria. 1 medium (T01)	

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Vegetated Garden	0.0269	An area of the northern part of the site will be comprised of vegetated garden.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed land; sealed surface	0.0582	The majority of the site will be comprised of developed land; sealed surface.		

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.27 ❖ Vegetated garden (0.07) ❖ Developed land; sealed surface (0.00) ❖ Urban tree (0.20)	N/A	N/A
	Post-Development	0.05 ❖ Vegetated garden (0.05) ❖ Developed land; sealed surface (0.00)		
	Overall Net Change	-0.22 (80.87%)		

Results, Discussion, and Next Steps

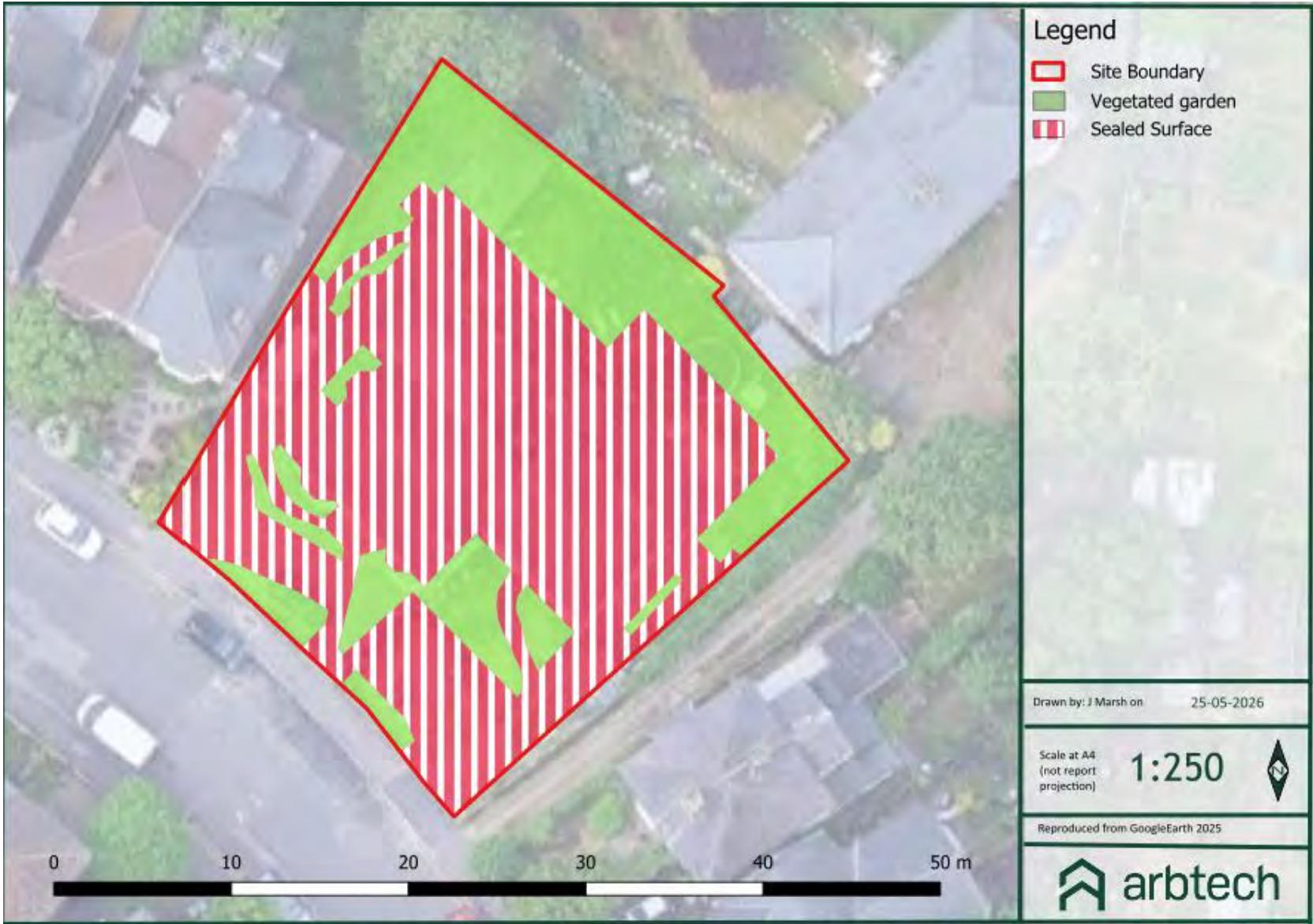
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-80.87%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of one urban tree (medium distinctiveness) and areas of vegetated garden (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.30 will need to be achieved. At present, there is a unit deficit of 0.25 units. Of these units, 0.20 units must be of individual trees to satisfy trading rules.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is limited scope on site and this provision may not be possible to achieve with the current arrangement considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. As the soft landscaping on site is comprised entirely of vegetated garden, no habitats of higher distinctiveness (e.g. individual trees) can be implemented within it. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below.

		Area-Based	Distinctiveness	Broad Habitat Group	Habitat	Units Required	
			Medium	Individual Trees	Urban Tree	0.20	
			Low	Urban	Vegetated Garden	0.05	
			Total			0.25	
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.						
	These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.						
BNG Mitigation Hierarchy							
Avoidance	Avoidance is not possible given the removal of the individual tree on site.						
Minimisation	Minimisation is not possible in line with the development plan.						
Mitigation	Mitigation is not possible in line with the development plan.						
Offset	Offsetting is likely to be required in line with the development plan.						

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



[illegible]

Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.22		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-80.87%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.27	0.30	0.25
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature).	Y	
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed			5
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria		Good (3)	✓
Passes 3 or 4 of 6 criteria		Moderate (2)	
Passes 0, 1 or 2 of 6 criteria		Poor (1)	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

No Condition Assessments required for post-development habitats.