

Peter Marsh Consulting Ltd.

Ecological Services

Biodiversity Net Gain Assessment

Capital City College Group (CCCG) College of Haringey, Enfield and
North-East



Reference No.: PRJ0009776 - BNG

Date: February 2024

Document Management

Project No: PRJ0009776 - BNG
Title: Biodiversity Net Gain Assessment
Contracting Authority Peter Marsh Consulting LLP
Issue Date: February 2024
Issue Office: 20 Old Bailey, London

	Name	Job Title	Date
Authored by:	PA	Graduate Ecologist	12/02/2024
Reviewed by:	TH	Principal Ecologist	12/02/2024
Authorised by:	TH	Principal Ecologist	12/02/2024

This document is the property of Assystem Energy & Infrastructure Ltd (AEIL). The contents are project and Client specific. The document should not be copied or disclosed to a third part without the prior written permission of AEIL at our registered office. Thank you for your understanding. All rights reserved.

Table of Contents

1. Executive Summary	3
2. Introduction.....	4
2.2 Background Information.....	4
2.3 Purpose.....	5
2.4 Biodiversity Net Gain	5
2.5 Quality Assurance	6
3. Methodology	6
4. Limitations	8
5. Results	8
5.1 Baseline.....	8
5.2 Development Implications.....	9
5.3 Enhancements	10
5.4 Change in Biodiversity Value	12
6. Conclusions.....	13
Appendix A Pre- and Post-Construction Habitat Maps.....	14
Appendix B Habitat Condition Sheets.....	17
Appendix C Defra Metric Calculation.....	20
Appendix D Relevant Legislation.....	27

List of Tables

Table 1 Strategic Significance and Details.....	7
Table 2 Biodiversity Value of Baseline Habitats.....	9
Table 3 Proposed Development Habitat Value.....	12
Table 4 Proposed Development Habitat Value.....	13

1. Executive Summary

Purpose	This report provides a Biodiversity Net Gain (BNG) assessment for the proposed redevelopment at the College of Haringey, Enfield and Northeast London Tottenham site. The report has been prepared to demonstrate the delivery of a net gain for biodiversity through the development in line with national and local planning policies.
Introduction	Capital City College Group, Haringey, is a vocational college with a wide range of courses, one of several Capital City College Group centres throughout the city. Redevelopment is proposed for the replacement of one of the building blocks within the site, which comprises a brownfield site that comprises an existing educational building and associated access and amenity hardstanding. The redevelopment seeks for the construction of a new Construction and Engineering block on the site of the existing building.
Key Findings	The development proposals, as currently proposed, will deliver a net gain for area-based habitats when comparing the developed site against the pre-construction baseline. Retention of urban trees on the site are an important aspect of the delivery of a net gain for biodiversity, demonstrating an application of the mitigation hierarchy, alongside the delivery of a range of semi-natural habitats on the site. Defra's Statutory Biodiversity Metric was utilised to calculate the delivery of net gain of biodiversity, with the current proposals delivering an increase of 80.81 % in habitat units.
Recommendations	The assessment has been based on a precautionary principle in places, and as the design develops changes to the landscaping and additional detail will be made available that could alter the assessment. Therefore, consideration should be given to the influence of changes to the landscaping to ensure continued delivery of a net gain for biodiversity. As the delivery of a net gain is dependent on the successful retention of tree habitats, the implementation of appropriate protection measures for urban trees, in line with British Standard 5837, is of significant importance. Consideration should also be given to maximising biodiversity potential on the site, as discussed, for example through tailoring green roof habitats for the delivery of biodiversity enhancement and the inclusion of artificial habitat boxes to support the functionality of the redeveloped site.
Conclusions	The development proposals meet national and local planning policy requirements to deliver a net gain for biodiversity and the mandatory 10 % BNG requirement as a condition of planning, as specified in the Environment Act 2021.

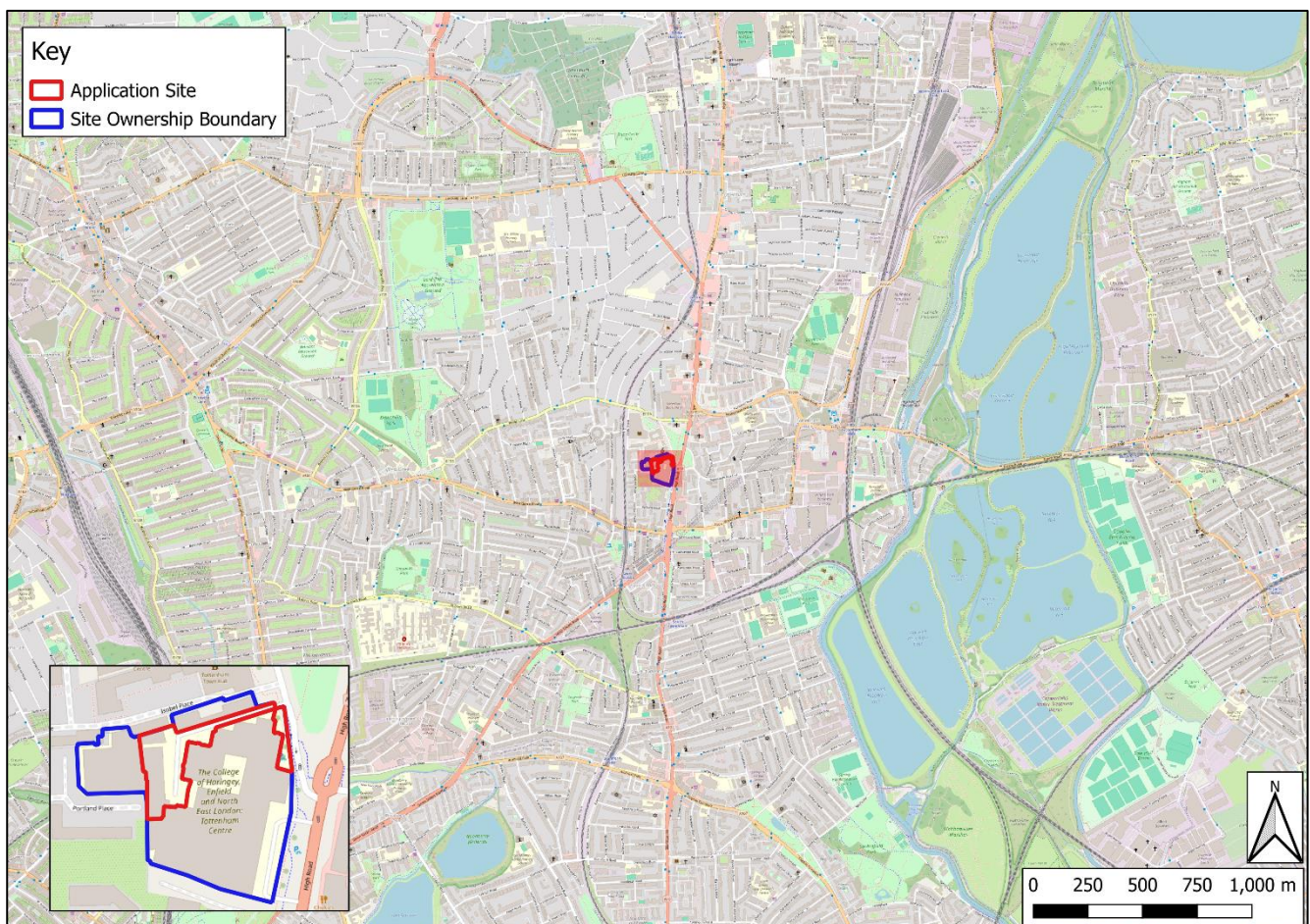
2. Introduction

2.1.1 This Biodiversity Net Gain (BNG) assessment has been prepared by Assystem, on behalf of Capital City College Group (CCCG) The College of Haringey, to accompany a full planning application for the redevelopment of The College of Haringey ('the site') within the London Borough of Haringey.

2.2 Background Information

2.2.1 The proposed redevelopment site is located at The College of Haringey, Enfield and North-East located in the London Borough of Haringey (National Grid Reference TQ 33701 89225). The location of the site is identified in Figure 1. The site is situated alongside the A10 in the South Tottenham area, with the surrounding environment comprising a mixture of residential, commercial and areas of open greenspace.

Figure 1 Location of the Proposed Development (Contains map data from © OpenStreetMap)



2.2.2 The Application Site is dominated by the existing college, with a series of education buildings across the site with extensive hardstanding providing access and amenity uses. Landscaping on the campus is limited to ornamental planting and scattered trees, with the Application Site containing just four at the entrance to the site.

2.3 Purpose

- 2.3.1 The purpose of the BNG assessment is to identify the biodiversity enhancements incorporated within the Proposed Development and demonstrate how the proposed development delivers a net gain for biodiversity.

2.4 Biodiversity Net Gain

- 2.4.1 Biodiversity enhancement is inherent within the planning process, in accordance with the National Planning Policy Framework (NPPF)¹, proposals should seek to demonstrate biodiversity net gain (BNG). The NPPF states in Paragraph 186d that *'[...] opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.
- 2.4.2 The requirement to deliver a net gain for biodiversity cascades into local planning requirements. The London Plan² states 'development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process'.
- 2.4.3 Local planning policy, provided by Haringey's Local Plan³, requires development through Policy SP13 on Open Space and Biodiversity to *'protect and improve sites of biodiversity and nature conservation' through 'contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities'*. This is supported through Haringey's Development Management Development Plan Document (DPD)⁴, specifically Policy DM21 on Sustainable Design, Layout and Construction, which requires development to *'maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls'*.
- 2.4.4 Additional weight has been added to the requirement for biodiversity enhancement through the Environment Act 2021⁵, which places a requirement to achieve 10 % biodiversity net gain as a condition of planning.
- 2.4.5 This BNG assessment will follow the 10 principles for BNG assessments as established by the Chartered Institute of Ecology and Environmental Management (CIEEM) and CIRIA joint publication . The 10 best practice principles are as follows:
- **Principle 1: Apply the Mitigation Hierarchy:** Do everything possible to first avoid and then minimise impacts on biodiversity.
 - **Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere:** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
 - **Principle 3: Be inclusive and equitable:** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain.

¹ Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework.

² City of London Corporation (2021) The London Plan. Spatial Development Strategy for Greater London. March 2021.

³ Haringey (2017) Haringey's Local Plan. Strategic Policies 2013 – 2026. March 2013, Consolidated with alterations since 2017.

⁴ Haringey (2017) Development Management DPD. Adopted July 2017.

⁵ Environment Act 2021. His Majesty's Stationery Office (HMSO)

- **Principle 4: Address risks:** Mitigate difficulty, uncertainty and other risks to achieving Net Gain.
- **Principle 5: Make a measurable Net Gain contribution:** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- **Principle 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.
- **Principle 7: Be additional:** Achieve nature conservation outcomes that demonstrably exceed existing obligations.
- **Principle 8: Create a Net Gain legacy:** Ensure Net Gain generates long-term benefits.
- **Principle 9: Optimise sustainability:** Prioritise BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- **Principle 10: Be transparent:** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

2.5 Quality Assurance

- 2.5.1 All lead Assystem ecologists are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work.
- 2.5.2 All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2015, 14001:2015 and 45001:2018.
- 2.5.3 Assystem are a CIEEM Registered Practice, and as such champion high professional standards whilst delivering the best outcomes for biodiversity and supporting a thriving economy.

3. Methodology

- 3.1.1 The Biodiversity Net Gain assessment has been completed using the Statutory Biodiversity Metric, an auditing and accounting tool for biodiversity. The assessment has been completed using the Statutory Biodiversity Metric calculator⁶, in line with the accompanying User Guide⁷ and information contained within the Technical Annexes.
- 3.1.2 The value of the pre-development site has been established based on the findings of the baseline habitat survey, reported in the Ecological Appraisal (Reference: PRJ0009776 – PEA, Rev002), whilst the post-development habitats have been identified based on the proposed landscape drawings (Drawing 5219901-ATK-01-04-D-A-011006). The baseline habitat drawing, and landscape drawing are included in Appendix A.
- 3.1.3 Informed by the above, the habitat type, area (ha) and condition score are entered into the metric for each parcel of habitat present within the Proposed Development site. The habitat condition scores for

⁶ Defra (2024) The Statutory Biodiversity Metric – Calculation Tool. February 2024. Department for Environment, Food and Rural Affairs.

⁷ Defra (2024) The Statutory Biodiversity Metric – User Guide. February 2024. Department for Environment, Food and Rural Affairs.

the baseline have been established in the field survey, whereas for the post-development habitats the condition has been assessed using professional judgement to determine an appropriate condition.

- 3.1.4 A 'Strategic Significance' score is then assigned to each habitat parcel. The assessment of strategic significance is based on local planning policy in the first instance. For example, if the site is located within a designated wildlife corridor, within the local biodiversity action plan, National Character Area or Local Nature Recovery Strategy (LNRS) then it would be of 'High Strategic Significance'. Areas of 'Medium Strategic Significance' would be classified as areas not formally designated, but which could be important for protected species. 'Areas of Low Strategic Significance' are those which do not meet the above criteria. The criteria are identified in Table 1.

Table 1 Strategic Significance and Details

Category	Criteria
High Strategic Significance	Where there is a published LNRS, - the location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and, - the intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If your project delivers the mapped measure set out in the LNRS or alternative strategy (where the LNRS is not yet available) you should: - record strategic significance as low in the baseline; - record strategic significance as high in post-intervention sheets; - record which plan you have used in the user comments.
Medium Strategic Significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: - explain how the habitat type is ecologically within a specific location; - demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations; - use professional judgement.
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met. Even if your project is within a plan area, if it does not deliver the specific actions outlines in these plans you should: - record strategic significance as low in the baseline; - record strategic significance as low in post-intervention sheets.

- 3.1.5 Based on the above information, the metric then calculates Biodiversity Units for each habitat parcel and a total number of Biodiversity Units for the proposed location for potential development.

4. Limitations

- 4.1.1 Full BNG calculations using the metric approach cannot be fully completed until post-construction. This will then generate the BNG final calculations to determine if BNG has been achieved. The proposed works submitted for planning permission provide a good representation of the biodiversity net gain which can be achieved by the Proposed Development in line with the proposed installations.
- 4.1.2 Whilst the Statutory Biodiversity Metric uses a structured approach to calculating BNG, it does not represent a complete tool for assessing BNG, therefore professional judgement and other sources of guidance have been used where appropriate.
- 4.1.3 Despite the limitations described, there are deemed to be no significant limitations to this assessment.

5. Results

5.1 Baseline

- 5.1.1 The PEA identified the baseline environment for the campus to be relatively typical of an urban environment, dominated by buildings and hardstanding with introduced ornamental planting. The habitats specific to the Application Site that were present and comprise the baseline for the assessment comprise the following:
 - **Urban - Developed land**; sealed surface: areas of buildings and hardstanding are included under this category;
 - **Urban – Urban tree**: the site supports four scattered broadleaved trees at the entrance to the main college campus on the eastern boundary along the A10 which fall within the Application Site boundary.
- 5.1.2 The habitat condition, required only for the urban tree category, has been considered in line with the respective habitat condition sheets within the Technical Supplement document supporting the Biodiversity Metric⁸. The condition has been considered as per the following, with the condition assessment sheets provided in Appendix B:
 - **Urban – Urban tree**: the condition of the trees within the Application Site are all considered to be poor, with all trees meeting Criterion B (gaps in canopy cover) by default as individual trees and most meet Criterion A (native species). However, the trees are not considered mature (Criterion C), do not show little or no evidence of anthropogenic impacts on tree health (Criterion D), include ecological niches (Criterion E) or oversail vegetation for at least 20 % of the canopy area (Criterion F). As a result, a maximum criterion attainment is 2, resulting in a poor condition.
- 5.1.3 The results of the baseline habitat assessment are identified in Table 2, with the baseline value for area-based habitats being 0.07 habitat units. As there are no linear habitats or watercourses within the development site, this is filtered out of the assessment. The full calculation is included in Appendix C.

⁸ Defra (2024) The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. February 2024. Department for Environment, Food and Rural Affairs.

Table 2 Biodiversity Value of Baseline Habitats

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Suggested Action to Address Habitat Losses	Total Baseline Habitat Units
Area-Based Habitats						
Developed land; sealed surface	0.2215	Very Low	N/A	Area/ compensation not in local strategy/ no local strategy	Compensation not required	0.00
Urban Tree	0.0163 ⁹	Medium	Poor		Same broad habitat or a higher distinctiveness habitat required	0.07

5.2 Development Implications

- 5.2.1 Application of the mitigation hierarchy is an important aspect of the delivery of biodiversity net gain, ensuring significant or important habitats can be retained and protected through construction and not using the methodology to enable the loss of high value habitats. Consideration has, therefore been given to the development proposals and baseline habitats, however the majority of the habitats on site are of low ecological value.
- 5.2.2 As a result, proposed redevelopment will not require the removal of the urban trees within the baseline, which can be retained and protected through the construction. This should be achieved through the adoption of mitigation measures outlined in British Standard 5837¹⁰.
- 5.2.3 In addition to this, the majority of the site will not be subject to redevelopment, instead providing access to and areas to support the development site within the college. As a result, c. 0.1495 ha of the developed land; sealed surface is retained within the Application Site.
- 5.2.4 The biodiversity value of the retained habitats is included within the Biodiversity Metric, based on the area of habitat retained, with 0.0163 ha of urban tree habitat retained which equates to a retained biodiversity value of 0.07 habitat units. The retained artificial habitats do not add to the retained biodiversity value.

⁹ The tree area has been calculated using the Tree Helper Tool within the Statutory Biodiversity Metric, in line with the Statutory Biodiversity Metric User Guide.

¹⁰ British Standards Institute (2012) British Standard 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. BSI, London.

5.3 Enhancements

- 5.3.1 The following identifies the enhancements that have been incorporated into the building design to increase habitat opportunities and deliver a net gain for biodiversity. The habitats provided have been identified based on the landscaping proposals, using professional judgement and following a precautionary principle where relevant.

Green Roofs

- 5.3.2 Green roofs are one of the principal means of delivering green infrastructure within the urban environment, providing a range of ecosystem services alongside biodiversity enhancement that includes temperature regulation¹¹, mitigation of the urban heat island effect¹², protection of watersheds by intercepting runoff¹³ and the uptake of pollution from both rainwater¹⁴ and the air¹⁵.
- 5.3.3 Green roof habitat is proposed to be provided, in combination with photovoltaic panels as a BioSolar Roof, at roof level of the new Construction and Engineering Centre. The BioSolar roof is proposed to comprise a native wildflower green roof with 150 mm substrate depth, similar to the Bauder extensive green roof with one an appropriate wildflower seed mix provided. It has also been confirmed that the structure has the loading capacity to support the system at a 150 mm substrate depth.
- 5.3.4 In terms of area, the development proposals identify an extent of 282 m² for the green roof system, however with an allowance for a 100 mm fire break surrounding the vegetation this would allow c. 273 m² green roof area. The green roof is considered to comprise 'Other Green Roof' in line with the UK Habitat Classification, as the substrate depth is not proposed to vary and does not meet the criteria for identification as an intensive green roof.
- 5.3.5 Figure 2 identifies the extent of green roof habitat in the proposed redevelopment.

¹¹ Teemusk A. and Mander, Ü. (2010) Temperature regime of planted roofs compared to conventional roofing systems. Ecol. Eng. 36 pp 91-95.

¹² Castleton, H. F., Stovin, V., Beck, S. B. M. and Davison, J. B. (2010) Green roofs: building energy savings and the potential for retrofit. Energ. Buildings 42, pp 1582-1591.

¹³ Mentens, J., Raes, D. and Hermy, M. (2006) Green roofs as a tool for solving the rainwater runoff problem in the urbanised 21st century? Landscape Urban Plan. 77, pp 217-226.

¹⁴ Czemiel Berndtsson, J. (2010) Green roof performance towards management of runoff water quantity and quality: a review. Eco. Eng. 36, pp 351-360.

¹⁵ Yang, J., Yu, Q. and Gong, P. (2008) Quantifying air pollution removal by green roofs in Chicago. Atmos. Environ. 42, pp 7266-7273.

Figure 2 **Extent of Green Roof Habitat in the Proposed Development** (from Drawing 5219901-ATK-01-04-D-A-011006)



Species Enhancement

- 5.3.6 The biodiversity value of the Proposed Development can be further enhanced through the provision of artificial habitat enhancements such as bird boxes, bat roosts and nesting aids for invertebrates. Whilst such features are not included in the Biodiversity Metric calculation, inclusion of these can have a notable impact on the site. CIRIA guidance identifies that the inclusion of such enhancements can make a valuable contribution to providing alternative wildlife refuges, enhancing the biodiversity value of buildings and development sites cheaply and easily¹⁶. However, the success of the establishment of species within the boxes is dependent on the availability of the right conditions in the locality, these are the four basic components of habitat: food, cover, water and space¹⁷.

¹⁶ Newton, J., Gedge, D., Early, P. and Wilson, S. (2007) Building Greener – Guidance on the use of green roofs, green walls and complementary features on buildings. CIRIA C644.

¹⁷ Velazquez, L. S. (2005) Organic green roof architecture. Sustainable design for the new millennium. Environmental Quality Management, 14, pp 73-85.

Breeding Birds

- 5.3.7 The value of bird boxes on the site can be increased through a targeted provision towards those species of conservation concern alongside the provision of more general multi-species boxes. As a result, it is recommended that provision targets house sparrow (x2 terrace boxes) along with general species boxes that incorporate both cavity nesting opportunities (x1 26 mm entrance hole boxes and x2 32 mm entrance hole boxes).
- 5.3.8 It is recommended that boxes are made of Woodcrete, as this is a natural material that is durable, rot-proof and breathable and have been shown in studies to result in higher occupation rates than traditional boxes. Appropriate location and fixing of boxes should be identified in consultation with an experienced ecological consultant, and where possible should consider opportunities to be incorporated within the building fabric.

Invertebrates

- 5.3.9 The value of invertebrate species within habitats cannot be underestimated, with species providing a range of vital ecosystem services that include pollination of flowers and recycling of nutrients. As a result, it is important to ensure appropriate sheltering opportunities are included within the development to support a healthy population on the site.
- 5.3.10 The green roof habitat provides a good opportunity, with a total of three artificial nesting aids recommended for inclusion. The type and location should be identified in consultation with an experienced ecologist.

Biodiversity Value of the Developed Site

- 5.3.11 Based on the landscaping proposals outlined above, the biodiversity value of the final Proposed Development would deliver, on a conservative basis, a total of 0.05 habitat units. The breakdown of this for each habitat type is identified in Table 3. The full calculation is included in Appendix C.

Table 3 Proposed Development Habitat Value

Proposed Habitat	Area (ha)	Distinctiveness	Condition	Strategic Significance	Time to Target Condition	Difficulty	Total Baseline Habitat Units
Area-Based Habitat							
Developed land; sealed surface	0.0447	Very Low	N/A	Area/ Compensation not in local strategy/ no local strategy	0	Low	0.00
Other Green Roof	0.0273	Low	N/A		1	Low	0.05

5.4 Change in Biodiversity Value

- 5.4.1 Considering the identified baseline habitat and enhancement proposals for the final developed site, the development will deliver a post development habitat value of 0.12 habitat units, comprising an 80.81 % increase when compared to the baseline. The change in value is set out in Table 4.

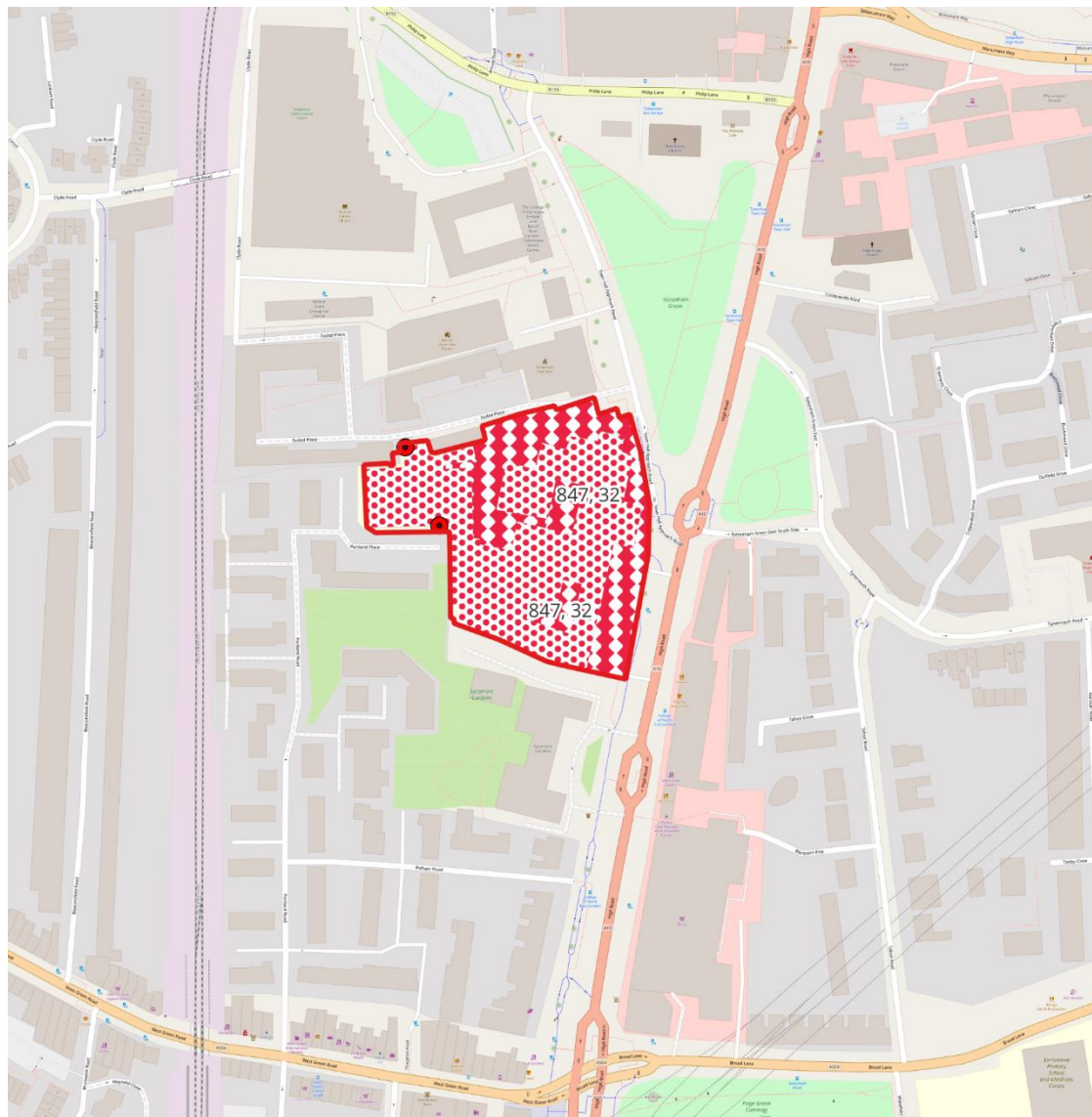
Table 4 Change in Biodiversity Value as a Result of the Development

Type	Baseline Habitat Value	Value of Habitat Lost	Value of Habitat Retained	Value of Habitat Enhanced	Value of Habitat Created	Total Post-Development Habitat Value	Percentage Change
Area-based Habitat	0.07	0.00	0.07	0.00	0.05	0.12	+ 80.81 %
Linear-based Habitat	-	-	-	-	-	-	N/A
Watercourse Habitat	-	-	-	-	-	-	N/A

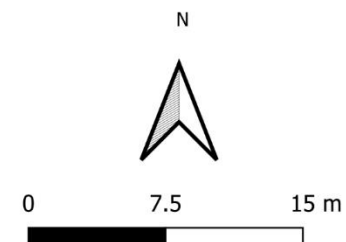
6. Conclusions

- 6.1.1 The Proposed Development will deliver a net gain for biodiversity, with an increase in habitat units of 80.81 % when compared to the baseline. The development proposals therefore meet national and local planning policy requirements to deliver a net gain for biodiversity and exceeds the mandatory 10% biodiversity net gain requirement as a condition of planning, as specified in the Environment Act 2021.
- 6.1.2 Delivery of the habitats proposed should be completed at an appropriate time in the construction process, so as to not comprise a constraint to ongoing development, and will require monitoring and maintenance through the construction phase. Similarly, the delivery of net gain is reliant upon the implementation of mitigation measures to protect retained vegetation, in this case urban trees. As such, protection measures along with measures associated with the delivery and maintenance of the habitats should be incorporated within a Construction Environmental Management Plan.
- 6.1.3 Similarly, maintenance of habitats is required to ensure the habitats maximise their biodiversity potential through the operational phase of the development. To ensure the habitats are able to maximise this potential, and essential maintenance tasks are carried out, a long-term management plan should be adopted prior to completion that covers the green roof habitat.

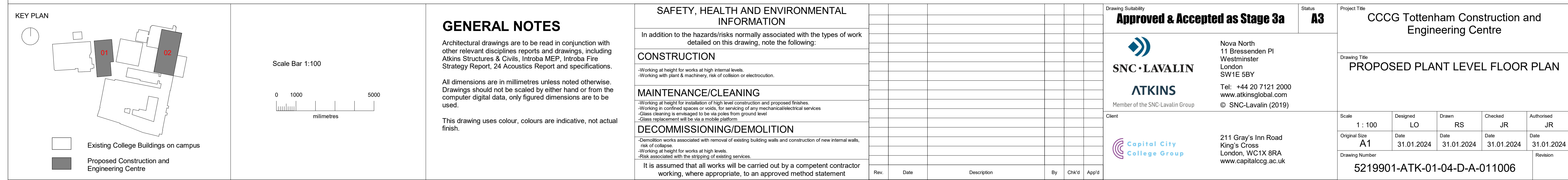
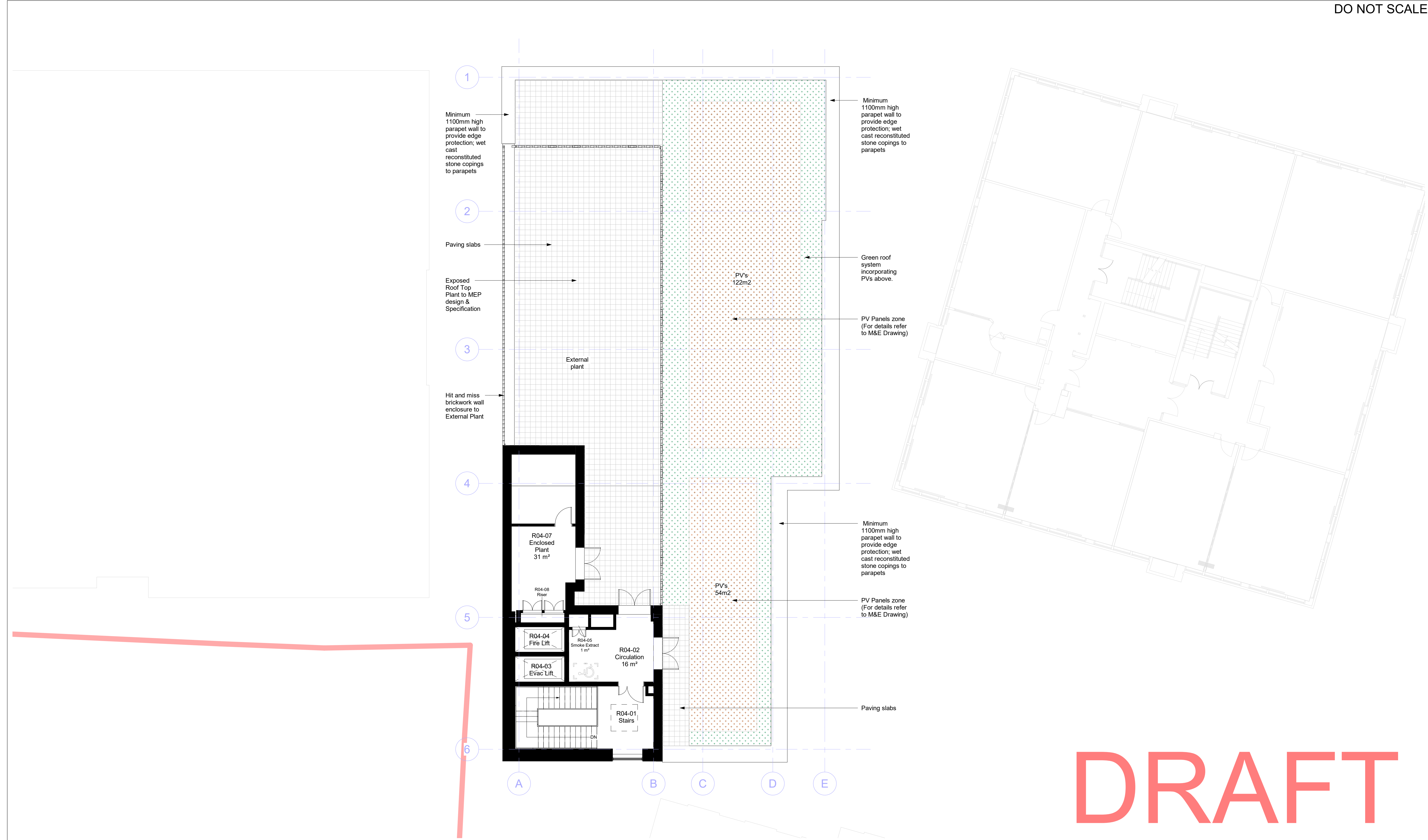
Appendix A Pre- and Post-Construction Habitat Maps



- Red Line Boundary
- Target Note
- Uk Habs
 - u1b5 - buildings
 - u1b6 - other developed land



Client	Peter Marsh Consulting Ltd
Project	CCCG Collage of Harigey
Title	Uk Habitat
Reference	Figure4
Drawn	PA
Date	06/09/2023



Appendix B Habitat Condition Sheets

Survey Cover Sheet			
Date	24th August 2023	Site name or location	CCCG Tottenham
Weather conditions	16 °C, sunny with light wind	Project or development name	Peter Marsh Consulting Ltd.
Surveyor name	Poppy Anson	On-site or off-site	On-site
Survey reference	PRJ0009776	Reason for assessment (if not baseline condition survey)	
Notes			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Site name and location	CCCG Tottenham College of Haringey	On-site or off-site	
Limitations (if applicable)	Some access limitations	Survey reference (if relating to a wider survey)	
Grid reference	TQ3370189225	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Most of the trees were lime
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).	N	Majority of the trees were not mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	All heavily managed and clear pruning
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Majority of the trees did not have ecological niches visible
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	All concrete below
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved * / □	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Y	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:			
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			
and:			
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			

Appendix C Defra Metric Calculation

The Statutory Biodiversity Metric

Start page

Project details

Planning authority:	Haringey London Borough Council		
Project name:	CCCG Haringey		
Applicant:	Capital City College Group		
Application type:	Planning Application		
Planning application reference:			
Completed by:	Poppy Anson		
Date of metric completion:	08 February 2024		
Reviewer:	Tom Hall		
Calculation iteration:	1		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.22	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions

⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

[Main menu](#)[Results](#)[View all](#)[Reset view](#)

CCCG Haringey
Headline Results
Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	0.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.12	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.05	80.81%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	80.81%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.07	0.07	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

						Bespoke compensation agreed for losses of VHDI or irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
0.1495	0	0.00	0.00	0.07	0.00				
0.0163	0	0.07	0.00	0.00	0.00				
0.17	0.00	0.07	0.00	0.07	0.00				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				0.07					

Area habitat summary	
Total Net Unit Change	0.05
Total Net % Change	80.81%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats												
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			
1	Urban	Other green roof	0.0273	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0
2	Urban	Developed land; sealed surface	0.0447	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0
3													
4													
5													
6													
7													
			Total habitat area	0.07									
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.07									

Temporal multiplier			Difficulty multipliers				Habitat units delivered	Comments		
Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.05			
Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00			
Total Units							0.05			

Appendix D Relevant Legislation

The Environment Act 2021

The focus of the Act is the “...provision for targets, plans and policies for improving the natural environment...” and its requirements are structured around a number of broad themes (noting this is not a comprehensive summary of the provisions):

Nature and biodiversity – Part 6 of the Act importantly makes provision for “biodiversity gain in planning” which will apply to applications under the Town & Countryside Act and the Planning Act. In addition, the responsibilities on Government or public bodies have changed, including through:

- strengthening the existing biodiversity duty;
- requiring biodiversity reports;
- setting up local nature recovery strategy areas;
- providing for national habitat mapping; and
- establishing species conservation and protect site strategies.

Section 98 and 99 introduce biodiversity gain requirements that make changes to the Town & Country Planning Act and The Planning Act. The commencement of these changes and whether secondary legislation will be required to enact them will have to be subject to legal interpretation and advice.

Conservation covenants– Part 7 of the Act makes provisions for conservation covenants which essentially support the “biodiversity gain in planning” concept by providing a mechanism through which any gains can be secured and managed. These come into force at the point that the Secretary of State “by regulations appoints”.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European Protected Species', and the adaptation of planning and other controls for the protection of European Sites.

Under the Regulations, competent authorities (i.e. government departments and public bodies) have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive. The Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I and II of the Habitats Directive respectively) to the European Commission. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs) classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites form a network termed Natura 2000, now referred to as ‘National Site Network’. The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation.

The Regulations also provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. When considering potentially damaging operations, the precautionary principle applies i.e. consent cannot be given unless it is ascertained that there will be no adverse effect on the integrity of the site.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licences by the appropriate authorities. Licences may be granted for a few purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Conservation of Habitats and Species Regulations 2017 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the Act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species. All relevant species-specific legislation is detailed later in this Appendix.

Schedule 1 – Part 1 relates to birds and their young, for which it is an offence to intentionally or recklessly disturb at, on or near an ‘active’ nest. Schedule 1 – Part 2 relates to birds afforded special protection during the close season which is 1 February to 31 August (21 February to 31 August below high-water mark), but which may be killed or taken outside this period.

The Countryside and Rights of Way (CRoW) Act 2000

The CRoW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation. Legislation detailed in the Wildlife and Countryside Act 1981 (as amended) places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists superseded Section 74 of the CRoW Act 2000

AEIL Limited
Innovation Centre
1 Evolution Park
Blackburn
BB1 2FD

www.assystem.com
Email: UK-EI@assystem.com
Ecology@assystem.com

7.