

Biodiversity Net Gain Report

For

**313-315 The Roundway and 8-12 Church Lane, London
N17**

Prepared for

Hillview Developments LLP

Report Reference	HW1010.2.0
Date	18 March 2022



Biodiversity Assessment and Auditing

www.hushwing.net

Document Control	
Client	Hillview Developments LLP
Site	313-315 The Roundway and 8-12 Church Lane, London N17
Report	Biodiversity Net Gain
Report reference	HW1010.2.0
Prepared by	Leslie Cousins. BSc (Hons) PhD, MCIEEM, Principal Ecologist
Approved	18 th March 2022
Most Recent Site Visit	January 2022
Version	Final



© Leslie Cousins T/A Hushwing
 36 Humphry Road
 Sudbury
 Suffolk
 phone : +44 7780 612 627
 email : Hushwing@Protonmail.com
 web : www.Hushwing.net

Biodiversity Assessment and Auditing

This Biodiversity Net Gain Report document has been prepared by Leslie Cousins (Hushwing) in accordance with the instructions of the client, for their sole and specific use and has been prepared based on a scope of works which has been agreed directly with the client. The copyright in the document shall remain vested in Hushwing.

Summary

The area cover and condition of habitats recorded at 313-315 The Roundway and 8-12 Church Lane, London N17 were measured and assessed using Defra's biodiversity calculation tool 3.0.

The baseline was compared to the predicted post development value of the Application Site to provide a measure of biodiversity gains and losses.

Within the boundary of the Application Site, the proposal is predicted to deliver a 86.8% (+0.36 units) gain in biodiversity Habitat Units.

The proposal follows the mitigation hierarchy and exceeds requirements of planning policy and the forthcoming mandatory requirements of the Environment Act.

The development will deliver strategically desirable features including urban trees, sustainable drainage and green roofing.

It is recommended that a plan is prepared to detail how habitats will be created, the expected target conditions and mechanism by which they will be maintained, management and monitored.

Contents

Summary	2
Introduction.....	4
Background	4
Site Location.....	4
General Description	4
Development Proposal.....	4
Planning Status	4
Aims and Objectives	5
Policy and Legislation	5
Methodology	5
Assessor	5
Desk Study	5
Habitat Survey	6
Condition Assessments.....	6
Habitat Mapping.....	6
Calculating Biodiversity Units (BUs).....	6
Urban Trees	7
Strategic Significance.....	7
Limitations and Assumptions	7
Results	8
Pre-Development Reference Scenario.....	8
Predicted Post-Development Conditions	9
Biodiversity Impact Assessment	10
Good Practice Principles	10
Mitigation Hierarchy	10
Conclusions and Recommendations	10
General Recommendations.....	10
References	11

Appendix 1 Biodiversity Net Gain and Planning Policy

Appendix 2 Biodiversity Net Gain Good Practice Principles for Development

Appendix 3 Baseline Habitat Map

Appendix 4 Habitat Condition Assessments

Appendix 5 Predicted Post Development Biodiversity Map

Introduction

Background

- 1 Hushwing was commissioned by Hillview Developments LLP to prepare a Biodiversity Net Gain report for the proposed development of 15 The Roundway, Tottenham, London. N17 7AB here referred to as 'the application site'.
- 2 The proposed development involves a mixed-use development with commercial, residential and some open space.
- 3 This report is intended to inform the design process and to advise the client and designers of any project constraints and opportunities with regard to planning policy, national and local conservation objectives and 'Biodiversity Net Gain' (**Appendix 1**).
- 4 Biodiversity net gain calculations, plans and activities have been conducted with reference to the mitigation hierarchy and the 'ten principles' as set out in **Appendix 2**.

Site Location

- 5 The site is located in Tottenham within the London Borough of Haringey, (Central OS Grid Reference: TQ 33321 90655).
- 6 The site is immediately surrounded by streets and roads. To the north is a garage forecourt and a private residence.
- 7 To the east of the site is Bruce Castle and Bruce Castle Park.
- 8 The wider urban landscape is dominated housing with areas of public open space (e.g. parks and cemeteries). Tottenham Cemetery is 150m to the north, Tottenham Marshes and reservoirs are c. 1.8km to the east.

General Description

- 9 The 0.4ha site comprises hard-standing and collection of buildings (**Appendix 3**).
- 10 One of the buildings is actively used for commercial purposes, the remaining structures are in varied states of disrepair and dilapidation.

Development Proposal

- 11 Plans involve the removal of all existing buildings and vegetation to enable construction of retail, commercial and residential units that will rise to four stories (Glenn Howells, 2022; CCA, 2022).
- 12 The scope of the development includes the addition of ecological enhancements to include planted courtyards, balcony planting and a roof garden. There is provision within the scheme to provide several specimen trees.

Planning Status

- 13 The planning status of the proposed development is unknown.

Aims and Objectives

14 This report has been prepared to address the following aims;

- To determine the predicted post development percent (%) change in biodiversity value as calculated using the latest Defra calculation tool.
- Advise on the outcome with respect to planning policy and legislation.
- Make recommendations as to how Biodiversity Net Gain might be; a) delivered and b) secured over the long term.

Policy and Legislation

15 Details of planning policy and legislation, with respect to Biodiversity Net Gain, and provided in **Appendix 1**.

16 The Environment Act specifies a minimum gain of 10% for all development projects (HMSO, 2021). It is understood that this requirement will become mandatory, after a two year implementation period, in November 2023.

17 National Planning Policy Framework (MHC&LG, 2021) requires measurable gains for biodiversity without a specific target.

18 The London Plan supports the National Planning Policy Framework and requires proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. (GLA, 2021).

19 The Haringey strategic policy manages how new development should protect and improve the biodiversity and habitats that exist on a site during a redevelopment (Haringey Council, 2021).

Methodology

Assessor

20 This report was prepared by Principal Ecologist Leslie Cousins BSc (Hons) PhD. who is an experienced field ecologist and consultant with licences to survey for bats (2015-10284-CLS-CLS, Level 2) and great crested newts (2015-16603-CLS-CLS, Level 1). In 2016 Leslie was awarded FISC level three from the Botanical Society of the British Isles.

21 Leslie's academic background includes research into the measurement and assessment of biodiversity (e.g. Cousins, 2016). Subject to a Professional Code of Conduct, Leslie is a Member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

Desk Study

22 A desk study was conducted on 28th January 2022 to collect relevant data pertaining to statutory and non-statutory designated sites, Local strategic priorities, local plans and policies which include details of green infrastructure plans and Nature Recovery Networks (where available).

23 Information was gathered from the local environmental records centre (Greenspace Information for Greater London), the London Plan, and the Multi-agency Geographic

Information for the Countryside (MAGIC) interactive map provided by Natural England (Natural England, 2021).

- 24 Historic aerial images were checked for consistency against the state of the site as observed during the habitat survey. This is to identify whether any clearance activities may have taken place, outside of consent, since January 2020.

Habitat Survey

- 25 A detailed walkover and habitat survey was conducted by Leslie Cousins on 12th January 2022 when vegetation and cover types were classified and mapped.
- 26 The survey was undertaken in accordance with *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017), and with reference to the UK Habitat Classification (Butcher, et al., 2020).
- 27 Sufficient information was gathered during the walkover to allow habitat condition assessments to be made.

Condition Assessments

- 28 The baseline condition of discrete parcels of habitat, stands of vegetation and hedgerows are assessed with reference to the specific criteria accompanying the latest metric from Defra (Panks, et al., 2021b).

Habitat Mapping

- 29 Stands of vegetation and areas of artificial land cover were classified following the UK Habitat Classification System (v1.1) mapped and digitized using QGIS v3.16.13 'Hannover' Geographic Information System (GIS). Using metres as the basic unit of measurement the projection for mapping was the British National Grid Ordnance Survey OSGB 1936 (EPSG 27700). With the exception of buildings and ponds, a 'Minimum Mapping Unit' of c. 50m² was applied for the purpose of mapping.
- 30 Baseline information were derived from the field survey data, aerial images and the topographic survey.
- 31 Information relating to post development land cover types were digitized as a GIS layer over the proposed general arrangement (Glenn Howells, 2022) and the landscape plans (e.g. CCA, 2022).

Calculating Biodiversity Units (BUs)

- 32 Biodiversity outcomes were predicted using a metric approach originally developed for use during 2012-2014 at six national pilot areas chosen to trial biodiversity offsetting.
- 33 The latest version of the metric creates a 'Biodiversity Value' which aggregates numeric values for three ranked criteria (i.e. distinctiveness, condition and strategic significance) and one quantitative measurement of area (Panks, et al., 2021a).
- 34 This particular calculator was used in accordance with guidance provided by Defra and was compiled with reference to an accompanying guidance resources (Panks, et al., 2021a; Panks, et al., 2021b).

- 35 'Biodiversity Value Scores' were calculated for the pre-development baseline conditions and the predicted post-development conditions. Losses or gains were determined as the difference between the two.
- 36 Area and linear biodiversity units are calculated twice, firstly for the pre-development baseline 'Reference Scenario' (e.g. habitat survey November 2021) and then for the predicted post-development conditions.
- 37 Biodiversity losses or gains are determined as the difference between the two.
- 38 The metric accounts for hedgerows and other linear habitats such as watercourses separately to other, area based, habitat types. This is due to connectivity and other ecological functions which are not commensurate to physical area of cover. Linear habitats such as hedgerows streams and rivers are assigned linear values which are compared before and after development.

Urban Trees

- 39 The metric allocates area measurements for scattered or urban trees based upon tree root protection areas which were obtained using the tree area tool provided by Defra (Panks, et al., 2021b).
- 40 The area cover attributed to "Urban Street Trees" is excluded from the total habitat area for the site. However, Area Biodiversity Units attributed to urban trees are included within the sum of Biodiversity Units for all habitats. This method allows for the evaluation of horizontal structure without double counting area.

Strategic Significance

- 41 Criteria for the levels of strategic significance were assessed with reference to the Greater London Biodiversity Action Plan and the London Plan.

Limitations and Assumptions

- 42 Biodiversity metrics are not scientifically precise or absolute. The metric used in this report uses pre-defined land cover types and assessments of condition as proxy measurements for biodiversity.
- 43 For the purpose of calculating the difference in 'Biodiversity Value' it was assumed that the majority of the site's habitats, with the exception of retained trees, is to be cleared and/or modified.

Results

44 The site was dominated by habitats of negligible ecological importance. Summaries of the outcomes of each biodiversity calculation are provided below. The Biodiversity Calculation Tool (v1) is Annexed to this report.

Pre-Development Reference Scenario

45 Habitats within the site were measured from the topographic survey with updated habitat information from survey data collected in January 2022. Buildings and hard-standing are the prominent cover types which reflect the site's former occupancy (Map **Appendix 3**, Condition Assessments **Appendix 4**).

Table 1: Biodiversity evaluation of the baseline scenario.

Habitat Type	Cover (ha)	Biodiversity Units (BUs)	Comments and Condition
Buildings (u1b5) and hard-standing (u1b, 89)	0.3880	0	No condition assessment required
Modified grassland (g3, 11, 64)	0.0243	0.05	Poor condition, roadside greensward
Bare ground/ Ruderal (u1, 17, 73)	0.0044	0.01	Disturbed ground with common nettle. Poor condition.
Urban Trees	0.0384	0.35	Three Large, one medium, one small.
Totals	0.4168	0.41	Baseline

Predicted Post-Development Conditions

46 The post-development conditions are predicted with reference to the site layout provided and involve new buildings, private gardens, communal gardens and green roofing (Appendix 5).

Table 2: Predicted Biodiversity Evaluation of the site after development.

Habitat Type	Cover (ha)	Biodiversity Units (BUs)	Assumptions and Comments
Retained Urban trees	0.0380	0.35	Three Large, one medium size.
Developed land	0.2641	0.00	Buildings (u1b5) and hard-standing (u1b)
Unvegetated garden	0.01543	0.00	Private garden
Ground based climbers	0.00087	0.00	Climbers mixed
Ground based climbers	0.00185	0.00	Virginia creeper
Introduced shrubs	0.00272	0.01	HPM 1
Introduced shrubs	0.00147	0.00	HPM 2
Introduced shrubs	0.00344	0.01	HPM 3
Introduced shrubs	0.00222	0.00	HPM 4
Introduced shrubs	0.00146	0.00	HPM 5
Rain garden	0.01183	0.04	SuDs turf
Extensive green roof	0.04061	0.17	Green roof
Allotment planters	0.00727	0.02	Allotment planters
Introduced shrubs	0.00969	0.02	Native hedge mix
Modified grassland	0.0317	0.07	Wildflower turf
Modified grassland	0.02209	0.05	Species rich turf
Urban trees	0.0099	0.03	22 newly planted small specimens
Totals	0.4168	0.77	86.8% increase

Biodiversity Impact Assessment

- 47 The Proposed Development is predicted to have a gain in biodiversity Habitat Units - 86.83% (+0.36units)
- 48 There are no hedgerows within the baseline and no functional hedges are proposed. Linear features are therefore not applicable to the situation at The Roundway.
- 49 The proposal satisfies Defra metric trading rules.
- 50 The proposed landscape which includes strategically important trees, sustainable drainage and green roofing has potential to deliver a significant gain within the site.

Good Practice Principles

Mitigation Hierarchy

- 51 The only notable value within the baseline are units derived from the presence of street trees. Retaining these trees within the scheme meets the primary requirement of the mitigation hierarchy which is to avoid impacts.

Conclusions and Recommendations

- 52 The proposed development at The Roundway has potential to deliver a very significant gain for the site and the local area. Although the site is relatively small and tight for a high density development, a strong design has been proposed which maximises all greening opportunities available.
- 53 It is recommended that Virginia creeper *Parthenocissus quinquefolia* is removed from the planting schedule and replaced with a more suitable alternative. Virginia creeper is listed un schedule 9 of the Wildlife and Countryside Act as a non-native invasive species (HMSO, 1981).

General Recommendations

- 54 Biodiversity Net Gain requires that the applicant/ developer provides a plan detailing how habitats will be enhanced, created, secured, managed and monitored for 30 years.
- 55 Always include a long term management plan with details of monitoring and remedial actions to be taken if enhanced or created habitats fail to attain the desired level of condition within predicted timescales.

References

Baker, J., Hoskin, R. & Butterworth, T., 2019. *Biodiversity net gain. Good practice principles for development. A practical guide*, London: CIRIA.

BSI, 2021. *BS 8683:2021 - Process for designing and implementing Biodiversity Net Gain.*, United Kingdom: British Standards Institution.

Butcher, B. et al., 2020. *The UK Habitat Classification User Manual. Version 1.1*, London: The UKHab Ltd 2018-2020..

CCA, 2022. *The Roundway, Soft Landscape Plan Ground Floor, Dwg. 2111_SL_01 Rev. RAFT 1*, London: Campbell Cadey Architects.

CIEEM, 2017. *Guidlines for Preliminary Ecological Appraisal*. 2nd ed. Winchester: Chartered Institute of Ecology and Environmental Management.

CIEEM, 2021. *Biodiversity Net Gain Report and Audit Templates, Version 1 July 2021*, Winchester: Chartered Institute for Ecology and Land Management.

Cousins, L. J., 2016. *Biodiversity Assessment: moving towards an evidence-based index for biodiversity offsetting: Thesis submitted for the degree of Doctor in Philosophy*, Colchester: School of Biological Sciences - University of Essex.

Defra, 2012. *Technical Paper: the metric for the biodiversity offsetting pilot in England*, London: Department for Environment Food and Riral Affairs.

GLA, 2021. *The London Plan 2021: The Spatial Development Strategy for Greater London*, March 2021, London: Greater London Authority.

Glenn Howells, 2022. *The Roundway, Haringey, GA Plans Proposed Ground Floor Plan, Dwg. 2242-GHA-ZZ-00-DR-A-(05)100 Rev. -*, London: Glenn Howells Architects.

Haringey Council, 2021. *The Haringey Local Plan*. [Online] Available at: <https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan> [Accessed 25 January 2022].

HMSO, 1981. *The Wildlife and Countryside Act (as amended)*, London: Her Majesty's Stationery Office.

HMSO, 2006. *Natural Environment and Rural Communiuties Act (NERC Act)*, London: Her Majesty's Stationery Office.

HMSO, 2021. *Environment Act*, London: Her Majesty's Stationery Office.

JNCC, 2011. *UK Biodiversity Action Plan Priority Habitat Descriptions*, Peterborough: Joint Nature Conservation Committee.

Lawton, J. H. et al., 2010. *Making Space for Nature: a review of England's wildlife sites and ecological network.*, London: Department for Food and Rural Affairs.

MHC&LG, 2021. *National Planning Policy Framework*, London: Her Majesty's Stationery Office.

Natural England, 2021. *Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map*. [Online]
Available at: <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

Panks, S. et al., 2021a. *Biodiversity Metric 3.0: Auditing and accounting for biodiversity - User Guide*, London: Natural England.

Panks, S. et al., 2021b. *Biodiversity metric 3.0: Auditing and accounting for biodiversity - User Guide Technical Supplement*. Peterborough: Natural England.

Planning Advisory Service, 2021. *Biodiversity Net Gain FAQ - Frequently ASked Questions*. [Online]
Available at: <https://www.local.gov.uk/pas/topics/environment/biodiversity-net-gain/biodiversity-net-gain-fags-frequently-asked-questions>
[Accessed 9th December 2021].

Appendix 1 Biodiversity Net Gain and Planning Policy

The Environment Act 2021 (HMSO, 2021)

The Environment Act 2021 entered the statute books in November 2021 and sets out the following mandatory components of Biodiversity Net Gain:

- Minimum 10% gain required calculated using the latest Biodiversity Metric and approval of net gain plan
- Habitat secured for at least 30 years via obligations/ conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There will be a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine or permitted developments.
- Does not change existing legal environmental and wildlife protections

There will be a two year implementation period before this law is enforced. This period is intended to allow time for legal and planning frameworks to be established, and to provide practitioners, planners and developers time to adjust to the new arrangements.

National Planning Policy Framework (NPPF)

The NPPF sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications (MHC&LG, 2021). The NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development.

Under the NPPF planners have a duty to promote the conservation, restoration and enhancement of priority habitats. 'Plans should identify and pursue opportunities for securing measurable net gains for biodiversity'.

The NPPF works in conjunction with Government Circular 06/2005 '*Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.*'

Regional and Local Planning Policy and Guidance

Local Structure Plans

County, District and Local Councils have Structure Plans and other policy documents that include targets and policies which aim to maintain and enhance biodiversity. These are used by Planning Authorities to inform planning decisions.

The London Plan 2021, Policy G6 Biodiversity and Access to Nature

Sites of Importance for Nature Conservation (SINCs) should be protected.

Boroughs, in developing Development Plans, should:

- 1) Use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
- 2) Identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them
- 3) Support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans
- 4) Seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
- 5) Ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:

- 1) Avoid damaging the significant ecological features of the site
- 2) Minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site
- 3) Deliver off-site compensation of better biodiversity value.

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.

Proposals which reduce deficiencies in access to nature should be considered positively.

The London Plan, Policy G7 Trees and Woodlands

London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

In their Development Plans, boroughs should:

- 1) Protect 'veteran' trees and ancient woodland where these are not already part of a protected site.
- 2) identify opportunities for tree planting in strategic locations.

Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments –

particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

Haringey Development Plan

Haringey's development plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan.

Strategic Policy SP13 of the Development Plan manages how new development should protect and improve the biodiversity and habitats that exist on a site during a redevelopment. In particular, new ways of creating habitat within dense urban development including green roofs and walls and rain gardens will be supported, and obligations will be secured to ensure these are appropriately maintained.

Biodiversity Action Plans

The UK Biodiversity Action Plan (UKBAP) was organised to fulfil the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A 'UK Post-2010 Biodiversity Framework' was published in July 2012, and succeeded the UKBAP. Much of the work for the UK BAP is now focussed at a country level due to devolution and the creation of country-level biodiversity strategies.

The UKBAP lists of priority species and habitats are still valuable reference sources. Notably, they have been used to help draw up statutory lists of priority species and habitats as required under Section 41 of the NERC act.

Greater London Biodiversity Action Plan

The Local Habitat and Species Action Plans were first produced in 1999, with subsequent revisions. A list of all species for Greater London are listed online at <https://www.gigl.org.uk/planning-projects/londons-biodiversity-action-plan/> (accessed 25th January 2022).

UK Post-2010 Biodiversity Framework

The UK Post-2010 Biodiversity Framework (2012) was produced in response to a change in strategic thinking following the publication of the Convention of Biological Diversity's Strategic Plan for Biodiversity 2011–2020. The Strategic Plan consists of 20 new biodiversity targets for 2020, termed the 'Aichi biodiversity targets' and the launch of the new EU Biodiversity Strategy in May 2011.

The framework sets a structure for action across the UK between now and 2020, including a shared vision and priorities for UK-scale activities to help deliver the Aichi targets and the EU Biodiversity Strategy. A major commitment by Parties to the Convention of Biological Diversity is to produce a National Biodiversity Strategy and/or Action Plan (NBSAP).

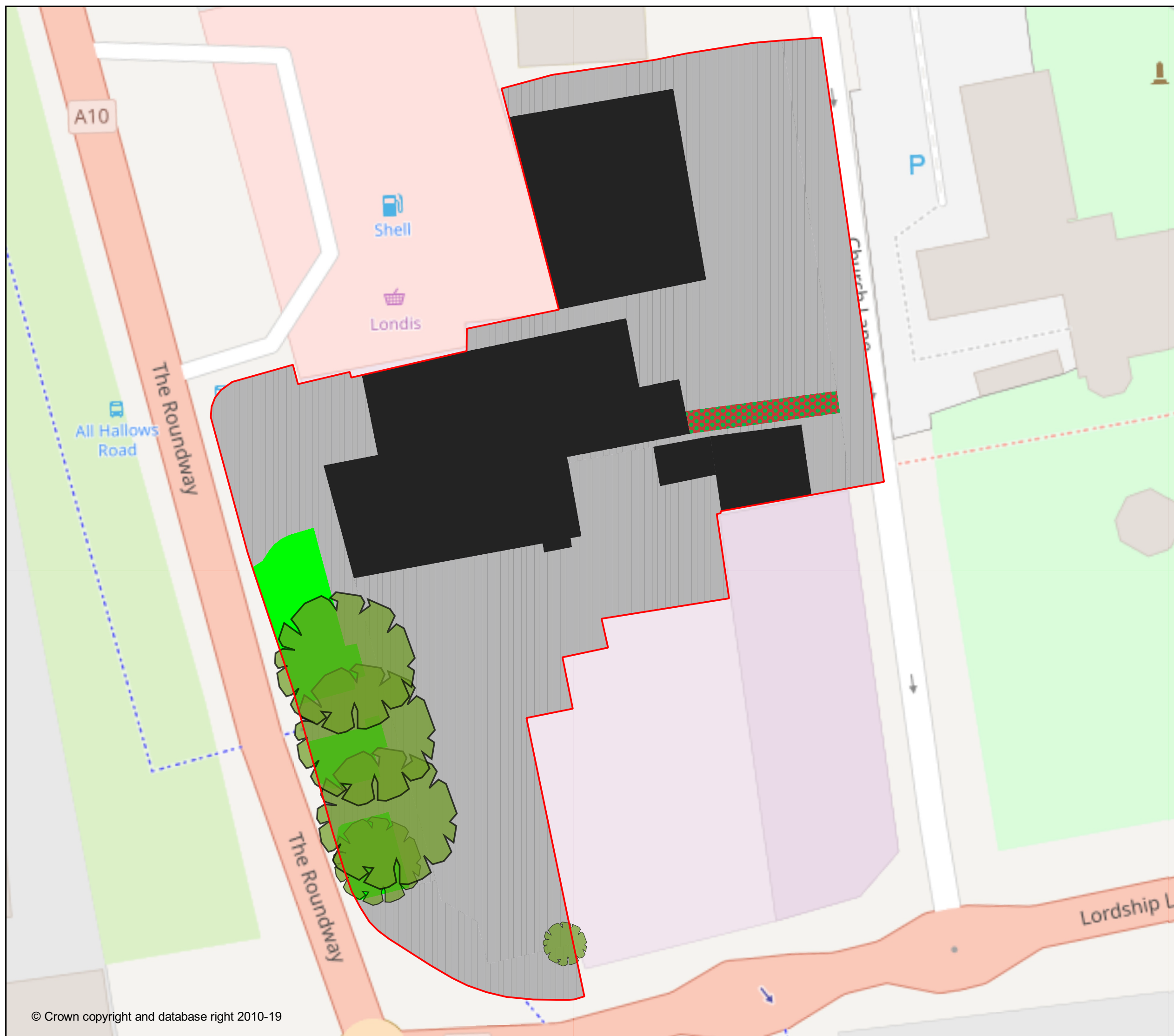
Appendix 2 Biodiversity Net Gain

Good Practice Principles for Development

Table A2: Biodiversity Net Gain Principles (Baker, et al., 2019)

Principle	In Practice
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 a development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
Avoid losing biodiversity that cannot be offset elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve no net loss/ net gain.
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.
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 the losses occurring and the gains being realised.
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.
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 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
Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations, i.e. do not deliver something that would occur anyway.
Create a net gain legacy	Ensure net gain generates long-term benefits by; • Engaging stakeholders and jointly agreeing practical solutions that secure net gain for the lifetime of the development and with the objective of management continuing in the future. • Planning for adaptive management and securing dedicated funding for the long-term management • Designing net gain for biodiversity to be resilient to external factors, especially climate change • Mitigate risks from other land uses • Avoiding displacing harmful activities from one location to another • Supporting local-level management of net gain activities
Optimise sustainability	Prioritise biodiversity net gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

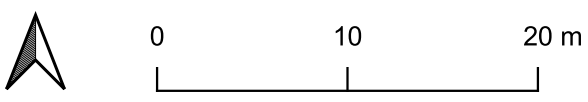
Appendix 3 Baseline Habitat Map



Legend

-  Red line boundary
- Existing trees
 - 
- Habitats
 -  g4 - modified grassland
 -  u1b - developed land. sealed surface
 -  u1b5 - buildings
 -  s - bare ground/ruderal vegetation

Notes:



Project - 313-315 The Roundway and 8-12 Church Lane, London N17

Title - Biodiversity Net Gain Baseline Map

Client - Hillview Developments LLP.

Drawing Ref HW1010.2.0

Date - 17th March 2022



Hushwing

© Leslie Cousins T/A Hushwing 2022

www.hushwing.net

Appendix 4 Habitat Condition Assessments

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0													Sheet: 1	
Date of Assessment	12 th January 2022						Unique Polygon Reference (s)			Fid; 6,7 and 8				
Onsite or offsite?	Onsite						Condition assessment required? Condition sheet used			Condition Sheet 5 – Grassland – Low Distinctiveness				
Habitat description	Modified grassland						UKHab (Classification)			Primary: g3, Secondary: 11 scattered trees, 64 mown				
Notes Species poor, poached, roadside greensward														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	P	P	P	F							3
Photo ref														
Target note ref														
<i>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</i>														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?						N								
Condition (Good/Moderate/Poor):						Poor								

Add or delete tables as required

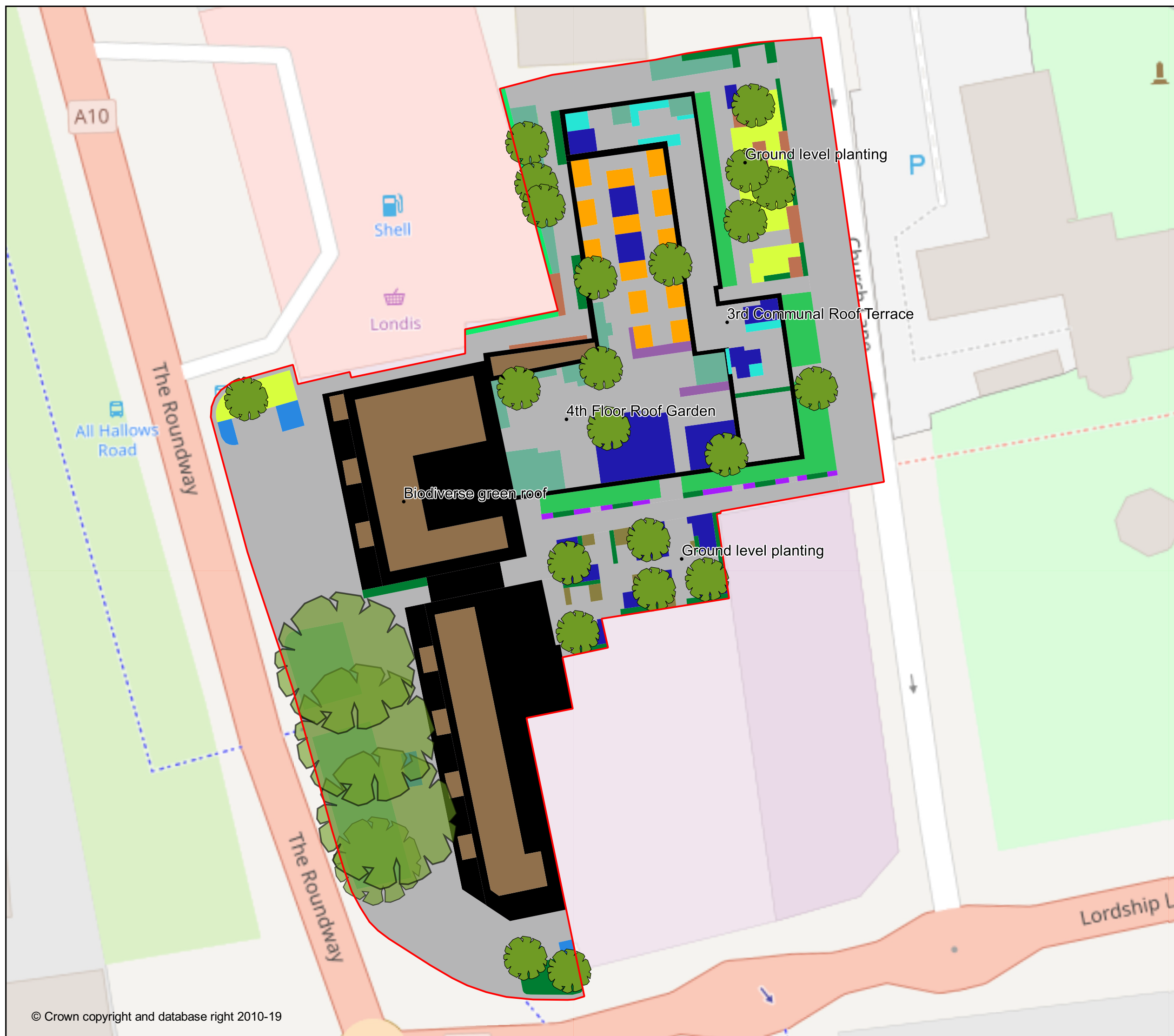
CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0										Sheet: 2					
Date of Assessment	12 th January 2022					Unique Polygon Reference (s)					Fid; 4				
Onsite or offsite?	Onsite					Condition assessment required? Condition sheet used					Condition Sheet 21 - Urban				
Habitat description	Bare ground / Ruderal Vegetation					UKHab (Classification)					Primary: u1, Secondary: 17 Ruderal/Ephemeral, 73 Bare ground				
Notes Small piece of disturbed ground dominated by common nettle															
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL	
Result	F	F	P											1	
Photo ref															
Target note ref															
<i>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</i>															
Are any criteria non-negotiable? (Y/N) If Yes are they passed?					N										
Condition (Good/Moderate/Poor):					Poor										

Add or delete tables as required

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.0											Sheet: 3			
Date of Assessment	12 th January 2022					Unique Polygon Reference (s)					N/A			
Onsite or offsite?	Onsite					Condition assessment required? Condition sheet used					Condition Sheet 22 - Urban Trees			
Habitat description	Urban trees					UKHab (Classification)					Scattered trees over modified grassland			
Notes Three large London plane, one medium plane and a small willow (self sown)														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	P	P	P	F	F								3
Photo ref														
Target note ref														
<i>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</i>														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?					N									
Condition (Good/Moderate/Poor):					Moderate									

Add or delete tables as required

Appendix 5 Predicted Post Development Biodiversity Map



Legend

- Red line boundary
- Retained Trees
 - M
- Post development habitats
 - Building
 - Hard-standing
 - Private garden
 - Allotment planting
 - Extensive green roof
 - Native hedge mix
 - Herbaceous perennial Mix 1
 - Herbaceous perennial Mix 2
 - Herbaceous perennial Mix 3
 - Herbaceous perennial Mix 4
 - Herbaceous perennial Mix 5
 - SuDS turf
 - Wild flower turf
 - Species rich turf
 - Climbers mix
 - Virginia creeper
- New trees
 - S

Notes:



01020 m

Project - 313-315 The Roundway and 8 -12 Church Lane, London N17

Title - Biodiversity Net Gain Post Development Map

Client - Hillview Developments LLP.

Drawing Ref HW1010.2.0

Date - 18th March 2022



Hushwing

© Leslie Cousins T/A Hushwing 2022
www.hushwing.net