



Biodiversity Net Gain Assessment

13 Bedford Road, London N22 7AU

Adelfia Property Ltd

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Adelfia Property Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at 13 Bedford Road, London, N22 7AU (hereafter referred to as “the site”). The assessment was required to inform a planning application for the demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage, lift overrun and PV panels at roof level (hereafter referred to as “the proposed development”).

- The baseline habitat is 0; comprised of developed land; sealed surface (no value).
- The post-development habitat is 0.06 units. Comprised of 0.06 units of biodiverse green roof.
- The development results in a 100% net gain.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Adelfia Property Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at 13 Bedford Road, London, N22 7AU (hereafter referred to as “the site”). The assessment was required to inform a planning application for the demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage, lift overrun and PV panels at roof level (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

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

- Statutory Metric.
- Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA).

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference TQ 30193 90484 and has an area of approximately 0.4ha comprising buildings and hardstanding. There are no notable habitats on site. The nearest notable habitat is an area of Deciduous Woodland located approximately 90m south of the site. A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) is mandatory as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). Furthermore, BNG is a requirement of the Local Nature Recovery Plan within the Biodiversity Action Plan (August 2022) of London Borough of Haringey.

The Statutory Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Statutory Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the PEA/PRA (Arbtech Consulting Ltd, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA/PRA classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Metric.

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Metric.

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Local Nature Recovery Plan within the Biodiversity Action Plan (August 2022) of London Borough of Haringey

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by Site Plan as Existing and as Proposed which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Site Plan as Existing and as Proposed.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Metric.

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Local Nature Recovery Plan within the Biodiversity Action Plan (August 2022) of London Borough of Haringey

2.3 Limitations

None known.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance.

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.0237 ha	Existing buildings	N/A	Low strategic significance
Developed land; sealed surface	0.0158 ha	Hardstanding	N/A	Low strategic significance

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition, and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5, which is based on the assumption that a 30-year management plan will be implemented for the site.

The proposed development will result in the loss of hardstanding.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Developed land; sealed surface	0.0299 ha	Proposed building	N/A	Low strategic significance
Biodiverse green roof	0.0096 ha	Proposed green roof on flat roof	Good	Medium strategic significance

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Statutory Metric. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 0 units, comprising developed land; sealed surface.

The post development habitat value of the site is 0.06 units, comprising the creation of biodiverse green roof (0.06 units) and buildings (no value).

This results in a net change in biodiversity of 100% (i.e. a net gain).

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a 100% net gain in habitat units. This is more than the 10% target of biodiversity net gain.

A Biodiversity Net Gain (BNG) Management Plan 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.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- Planting of species rich native flora

Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.

4.3 Post Development

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

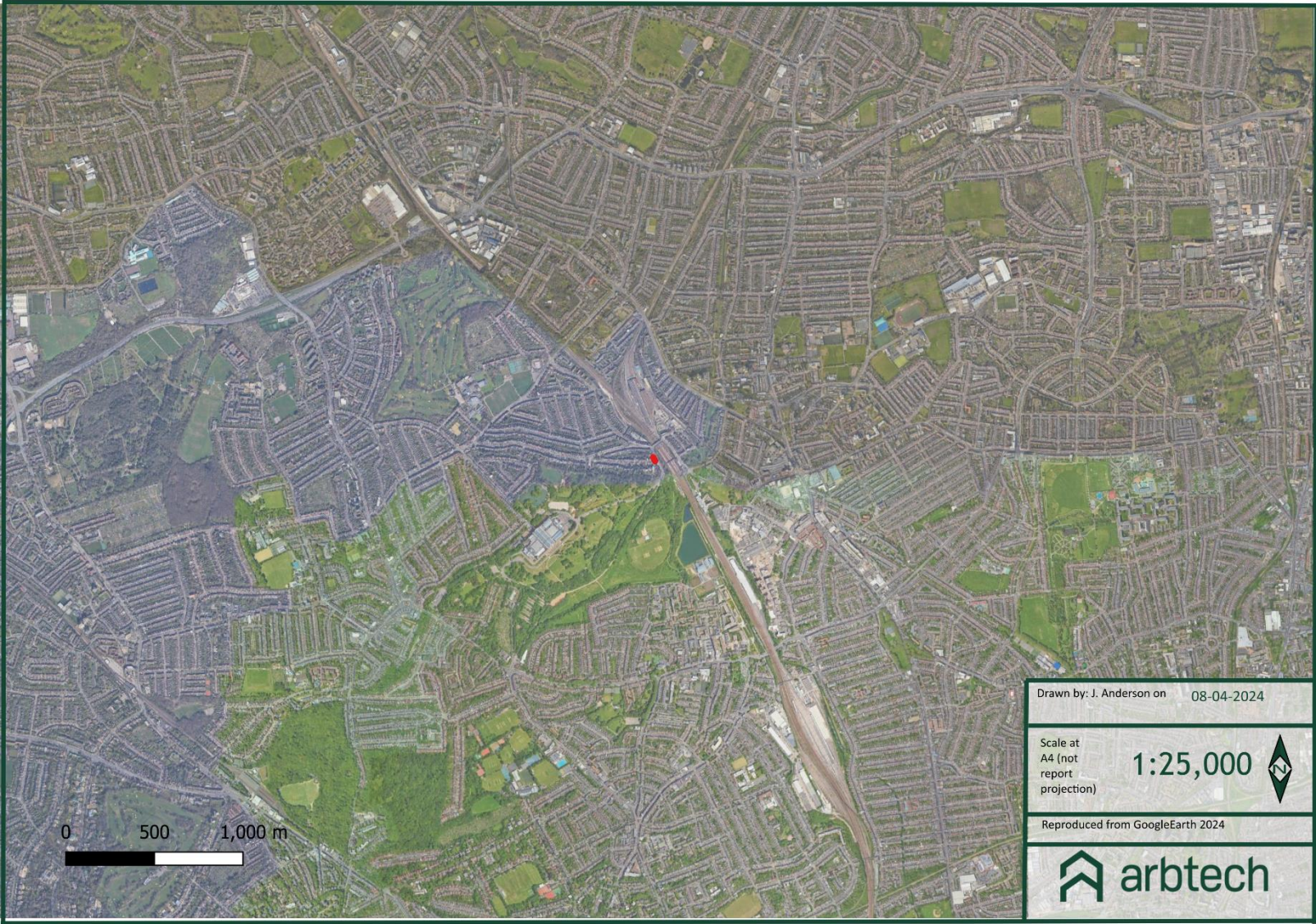
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- Natural England (2023). The Biodiversity Metric 4.0 Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

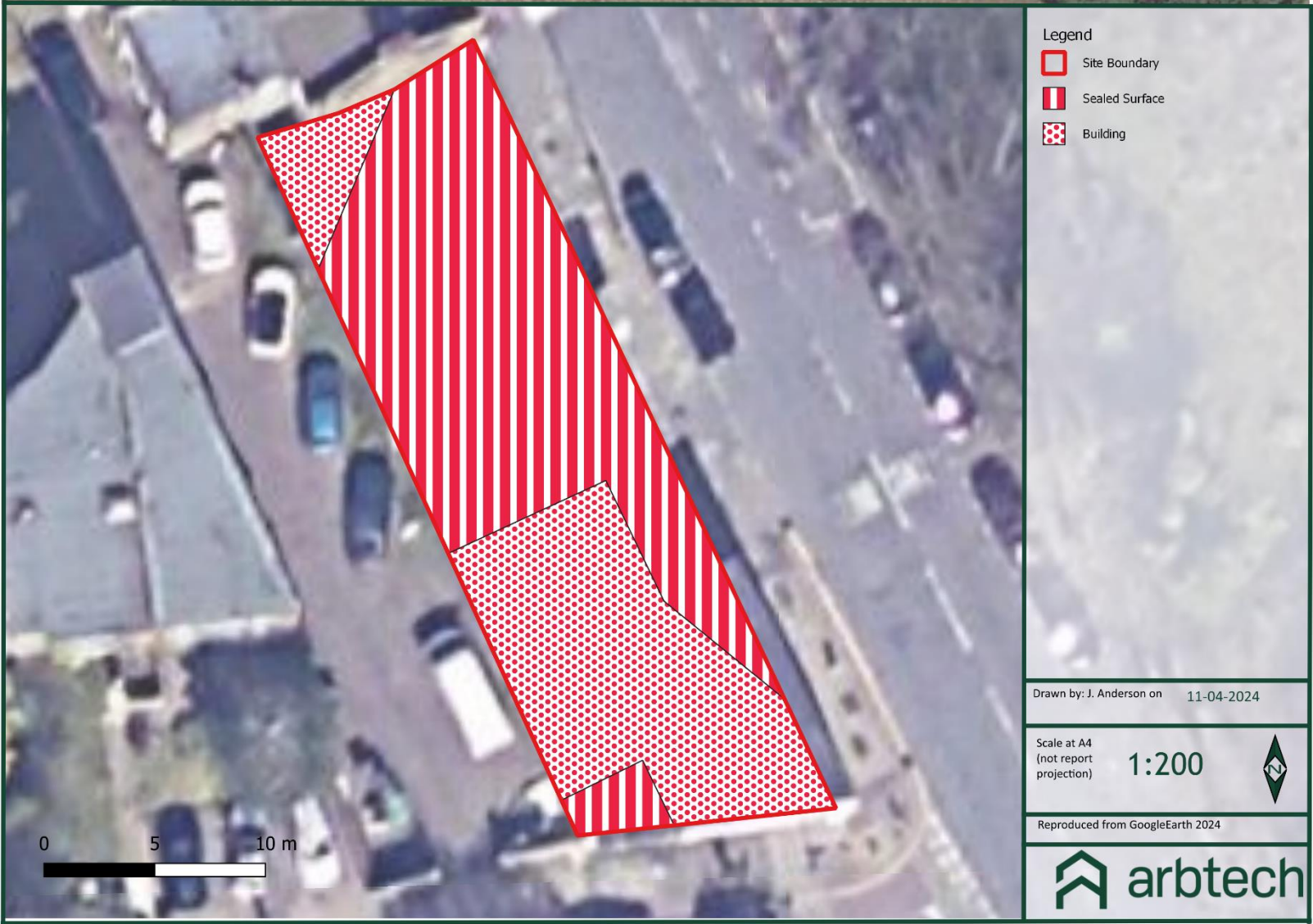
Appendix 1: Proposed Development Plan



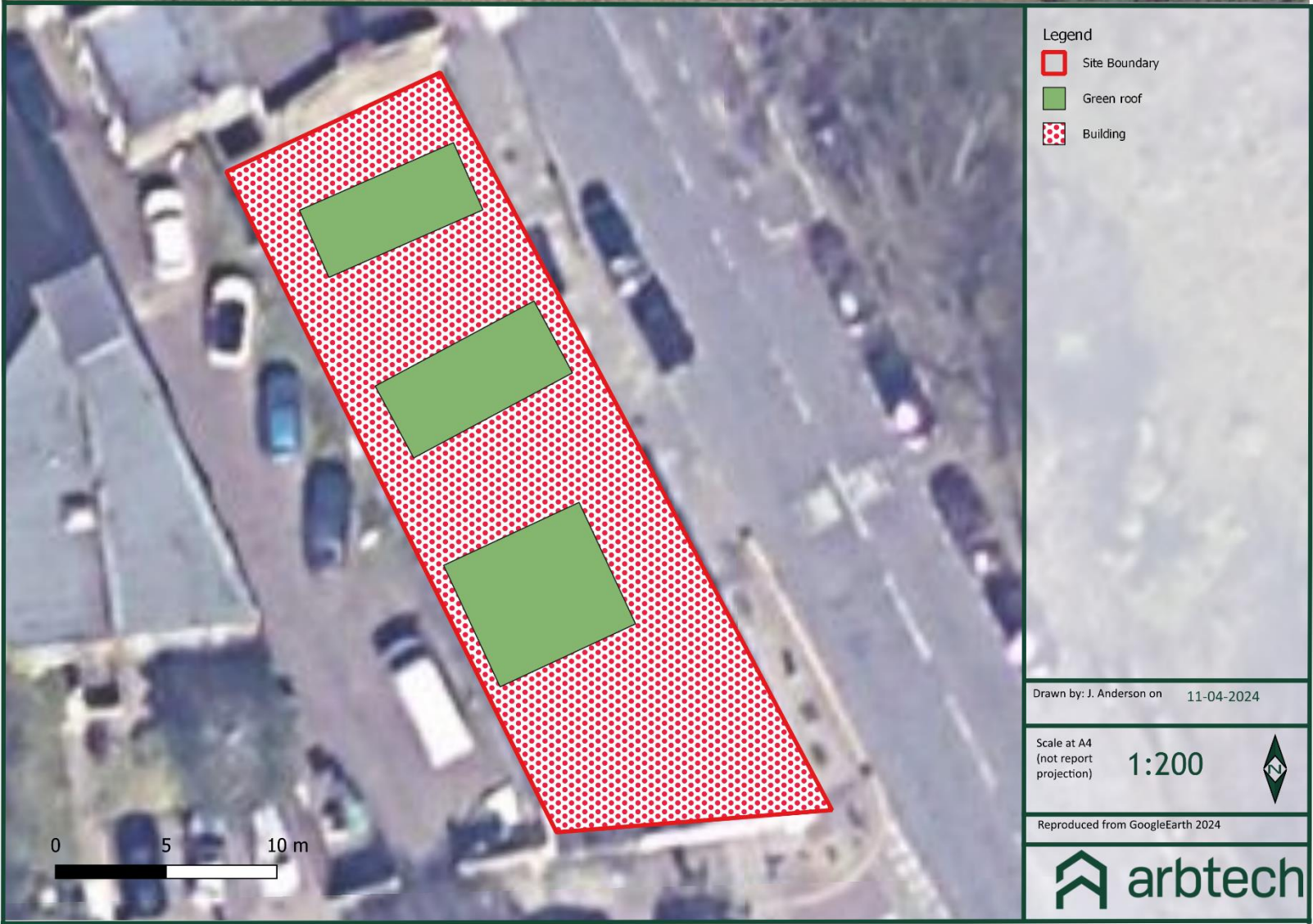
Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5: Habitat Condition Assessment Sheets - Proposed

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	YES	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	YES	
C	Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	YES	

Appendix 6: Headline BNG Results

The Statutory Metric is provided as a separate excel spreadsheet.

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.06	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	N/A	0 baseline units - % cannot be calculated
	<i>Hedgerow units</i>	0.00%	
	<i>Watercourse units</i>	0.00%	
Trading rules satisfied?	Yes ✓		