



BIODIVERSE
CONSULTING

CHESTNUTS PARK

**BIODIVERSITY NET GAIN
ASSESSMENT**

FOR: GHD

REF: BIOC22-166 | V1.1



CLIENT	PROJECT	
GHD 41-51 Grey Street Newcastle Upon Tyne Northeast England NE1 6EE	Project Name:	Chestnuts Park
	Project code:	BioC22-166
	Prepared by:	Dana Cherlin MSc QCIEEM
	Reviewed by:	Luc Hanse-Foster MSc QCIEEM
	Approved by:	Victoria Mordue MSc MIOd AIEMA
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DOCUMENT CONTROL

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EXECUTIVE SUMMARY

Biodiverse Consulting Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of land at Chestnuts Park, Haringey, N15 3AQ. The site is proposed to be developed into a flood alleviation scheme and associated infrastructure.

This document reports the results of the Biodiversity Net Gain (BNG) Assessment of the proposed development with local and national legal and policy context. The below presents a summary of the survey and assessment findings.

BIODIVERSITY NET GAIN ASSESSMENT FOR CHESTNUTS PARK PROPOSAL	
Existing Baseline Habitats	The following habitats are found on site: • 0.06ha of Other Neutral Grassland in moderate condition. • 0.56ha of Modified Grassland in poor condition. • 0.003ha of Introduced Shrub. • 0.06ha of Developed Land; Sealed Surface. • 0.11ha of Urban Trees in moderate condition. • 0.043km of Native Hedgerow with Trees in moderate condition.
Habitats Retained	The following habitats will be retained on site: • 0.06ha of Other Neutral Grassland in moderate condition. • 0.03ha Modified Grassland in poor condition. • 0.003ha of Introduced Shrub. • 0.06ha of Developed Land; Sealed Surface. • 0.11ha of Urban Trees in moderate condition. • 0.043km of Native Hedgerow with Trees in moderate condition.
Habitats Enhanced	The following habitats will be enhanced on site: • 0.48ha of Modified Grassland in poor condition to Other Neutral Grassland in poor condition.
Habitats Created	The following habitats will be created within the current development proposals with the habitat conditions anticipated over the next 30 years as per the BNG metric: • 0.05ha of Sustainable Urban Drainage Feature in moderate condition. • 0.154km of Native Hedgerow in poor condition.
Biodiversity Net Gain Assessment	The baseline habitats on site provide a total of 2.86 Biodiversity Units (BU) and 0.40 Hedgerow Units (HU). The habitats on site post-development provide a total of 3.95 BU and 0.74 HU. This leads to a net change of 1.09 equating to 38.09% net gain in BU and a net change of 0.34 equating to 86.40% net gain in HU. Trading rules are currently satisfied for this project.



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1 INTRODUCTION

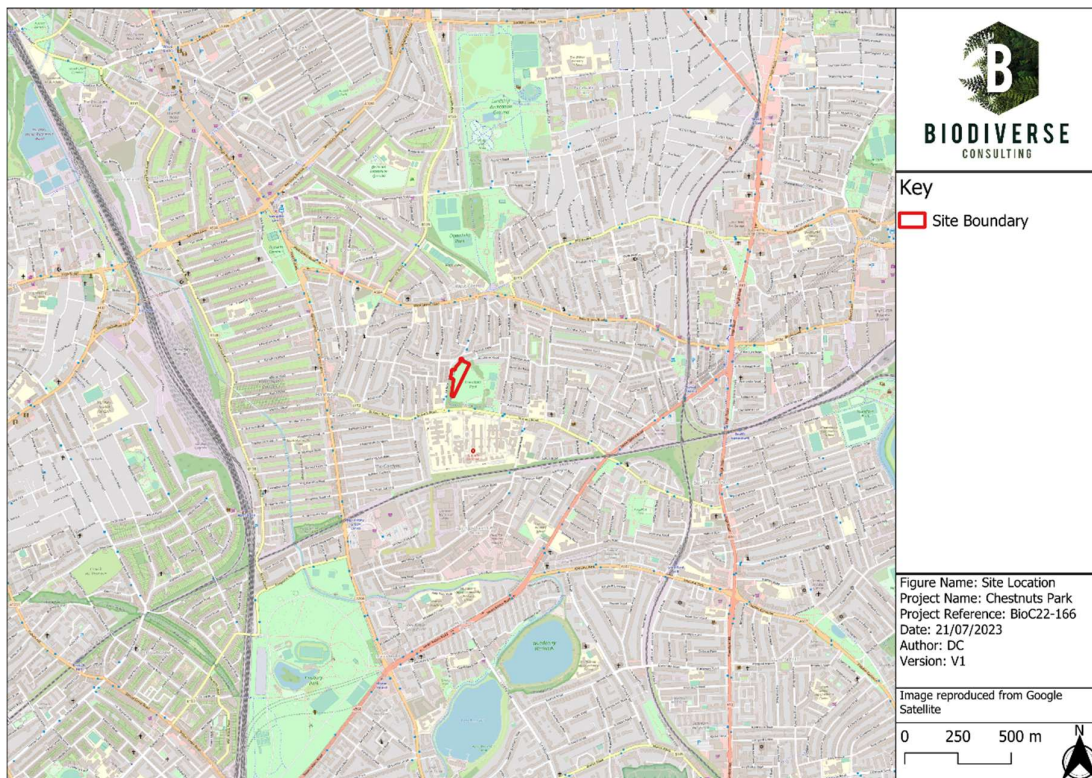
1.1 CONTEXT

This report forms the biodiversity net gain assessment which builds upon previous findings from the Ecological Impact Assessment¹. This report should not be referenced for detailed protected/priority species and habitat survey and assessment. This report does not replace the recommendations made in earlier reports with regard to biodiversity enhancements and protected species avoidance and mitigation, but seeks to compliment them.

1.2 SITE LOCATION & DESCRIPTION

The site is located at Chestnuts Park, Haringey, N15 3AQ at an approximate central grid reference of TQ 32390 88882 as illustrated in Figure 1. The 0.68ha site currently consists of parkland comprising amenity grassland with footpaths and urban trees.

FIGURE 1: SITE LOCATION



¹ Biodiverse Consulting (2023) BioC22-166 Chestnuts Park EcIA V1.



1.3 DEVELOPMENT PROPOSALS

The site is proposed to be developed to incorporate a small Sustainable Urban Drainage System (SUDS) within the amenity grassland for flood alleviation purposes. See Appendix C for current Landscaping Plan Drawing Number 12609983-GHD-XX-XX-DRG-LA-00014-Layout1.

1.4 REPORT OBJECTIVES

- To identify and assess the condition of habitats on site and their strategic importance.
- To quantify habitats into their corresponding biodiversity units and assess the impact of current development plans on biodiversity.
- To assess on- and off-site habitat creation or enhancement opportunities, if required.
- To describe monitoring and management methods, if required.



2 METHODOLOGY

2.1 STUDY SCOPE

The survey area comprised the “site” (Figure 2) and, where access was available an appropriate buffer.

FIGURE 2: SURVEY AREA



2.2 DESK STUDY

A desk study was undertaken to assess the nature of the site and surrounding habitats which included:

- Assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC² website for priority habitats.
- Data search submitted to the Local Record Centre (LRC).
- Research of strategic plans in the local area.

² Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)



2.3 FIELD SURVEY

The site was subject to a walk over, during which habitats were identified using the UK Habitat Classification survey methodology³ (UKHAB). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND ⁴	SURVEYOR
13/06/2023	27°C	20%	0%	4BF	DC

2.4 BIODIVERSITY ASSESSMENT METHODOLOGY

The Defra Biodiversity Metric 4.0⁵ was used to calculate Biodiversity Units for this site and is a standard approach based on the information in the accompanying User Guide and Technical Guidance⁶. The application of this tool prescribes a biodiversity value for pre-development baseline conditions alongside the proposed post-development conditions. The metric requires calculations of the distinctiveness, condition and area (rounded to 2 decimal points) of habitats to be affected. These calculations identify the net gain/loss in Biodiversity Units (BU).

Post development habitats are assigned a condition considered achievable within a 30-year period through a dynamic management plan and takes into consideration feasibility issues. The Defra Metric deals with habitat creation difficulty, time and spatial risks using a multiplier to account for the predicted level of uncertainty when calculating values. Habitat condition assessments and functionality of habitats are justified within the Defra Biodiversity Metric spreadsheet.

3 RESULTS

Detailed habitat survey results are contained within the Ecological Impact Assessment¹.

3.1 DESK STUDY

3.1.1 Priority Habitats

The site contains Deciduous Woodland, a priority habitat with Open Mosaic Habitat adjacent to the site on the southern boundary.

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) The UK Habitats Classification User Manual Version 1.1 at <http://www.ukhab.org/>

⁴ Sir Francis Beaufort (1805). Beaufort Wind Scale. UK Royal Navy.

⁵ Natural England Joint Publication JP039 (2023) The Biodiversity Metric 4.0

⁶ Panks, A S *et al.*, 2023. Biodiversity metric 4.0: Auditing and accounting for biodiversity – User Guide. Natural England.



Records of Priority Habitats within 2km of the site include: Deciduous Woodland alongside Wood Pasture and Parkland. The map of the Priority Habitats is provided in Appendix E. This information will be used to inform decisions on habitat retention, enhancement and/or creation.

3.1.2 Relevant Strategic Plans

Table 2 summarises strategic plans that are relevant to this Assessment.

TABLE 2: LOCAL AND NATIONAL BIODIVERSITY NET GAIN POLICIES

[illegible]

⁷ Haringey Council (2017). Haringey's Local Plan: Strategic Policies 2013 – 2026.



SCOPE	POLICY	PARAGRAPH	POLICY AIMS AND OBJECTIVES
			Standards Supplementary Planning Document (SPD);
Local	Conservation Area No. 17 St Ann's: Conservation Area Character Appraisal ⁸	All	The retention of the historic landscape features of the park and its boundary is important to the integrity of the character of this part of the conservation area.
Local	Chestnuts Park: Park Management Plan 2020 ⁹	All	Chestnuts Park is [designated as a] Local SINC (Site of Importance for Nature Conservation). ... A culvert survey in January 2019 established that the large concrete culvert travelling diagonally across the playing field, is a storm drain and does not contain the entire flow of the brook. Following this discovery plans were developed to investigate the 'daylighting' of a stretch of the brook. This could alleviate flood risk to properties downstream, create a wetlands area in the park, and improve the drainage of the main playing field area. [The project] could offer a massive increase in wildlife diversity in this area of shortage of greenspace, and flood alleviation.

3.1.3 General Land Use

A review of aerial imagery and Ordnance Survey mapping indicates that the site lies in a residential London area interspersed with urban green spaces. The A10 is situated east of the site with Walthamstow Wetlands beyond this. To the south lies Woodberry Wetlands and to the west is Hornsey Train Station.

3.1.4 Habitat Corridors

A review of Haringey Council Local Plan map indicates that the site does not lie within an existing strategic corridor (see Haringey Council Local Plan map in Appendix D).

⁸ Haringey Council (2009). Conservation Area No. 17 St Ann's: Conservation Area Character Appraisal.

⁹ Haringey Council (2021). Chestnuts Park: Park Management Plan 2020.



3.2 FIELD SURVEY

3.2.1 Habitats

The site is approximately 0.68ha in extent and currently consists of parkland comprising amenity grassland with footpaths and urban trees. Baseline habitats within the site are mapped within Appendix A. Full species lists for the habitats are located in Appendix G and photos in Appendix H.

3.2.1.1 g3c – Other Neutral Grassland (ONG)

A 0.06ha area to the west of the site comprises of ONG with grass to forb ratio of 70:30. Grass species include cock's foot *Dactylus glomerata* and rough meadow grass *Poa trivialis*. The grassland contains forb species such as ribwort plantain *Plantago lanceolata*, yarrow *Achillea millefolium* and knapweed *Centaurea nigra*. The grassland is unmanaged and a narrow strip of bare ground indicates public use as footpath (see Appendix H Image 1).

This habitat is considered to be in moderate condition as it passes 3 out of 6 condition assessment criteria. It fails criterion C as the cover of bare ground is over 5% of the area, criterion E as physical damage due to footpath accounts for over 5% of the grassland area, and criterion F as there are less than 10 vascular plant species per m².

3.2.1.2 g4 – Modified Grassland

The majority of the site comprises of 0.56ha of Modified Grassland with grass to forb ratio of 80:20. The grassland includes some forb species such as white clover *Trifolium repens*, daisy *Bellis perennis* and ribwort plantain. The grassland is managed regularly due to public amenity use with a uniform sward height of under 10cm at the time of survey (see Appendix H Image 2).

This habitat is considered to be in poor condition as it passes 5 out of 7 condition assessment criteria. It fails criterion A as there are less than 6 vascular plant species per m² and criterion B as the sward height is not varied.

3.2.1.3 Introduced Shrub

A 0.003ha area of Introduced Shrub is present at the north of the site, dominated by rose *Rosa* sp. (Appendix H Image 3). This habitat type does not require a condition assessment within the BNG metric.

3.2.1.4 Developed Land; Sealed Surface

Sealed public footpaths are present throughout the site. This habitat type does not require a condition assessment within the BNG metric.



3.2.1.5 Urban Trees

2no. London Plane *Platanus × acerifolia* Urban Trees are present in the ONG, and another is present at the north of the Modified Grassland. The trees are mature with a good canopy, a diameter at breast height (DBH) of 660 – 860mm and are over 10m tall (Appendix H Image 4).

The trees are considered to be in moderate condition as they pass 4 out of 6 condition assessment criteria. They fail criterion A as they are not a native species and criterion E due to the absence of natural ecological niches such as deadwood or loose bark.

3.2.1.6 Native Hedgerow with Trees

A 0.043km Native Hedgerow with Trees is present along the western boundary of the site (Figure 3, Appendix H Image 5). The hedgerow is defunct, over 1.5m tall and approximately 1m wide, dominated by common hawthorn *Crataegus monogyna* and common dogwood *Cornus sanguinea*. Mature London Plane trees are present at regular intervals along the hedgerow. The trees are over 10m tall with a DBH of 680-780mm. Understory vegetation is dominated by cow parsley *Anthriscus sylvestris* and cleavers *Galium aparine*, along with species present in the bordering ONG.

This hedgerow is considered to be in moderate condition as it passes 6 out of 10 condition assessment criteria. It fails criterion A2 as the hedgerow is less than 1.5m in width and criterion B2 as gaps in the hedgerow canopy are present in over 10% of the hedgerow. It also fails criterion C2 as nutrient-enriched vegetation is present along over 20% of the hedgerow, and criterion E1 as there is only one tree age-class present.

FIGURE 3: HEDGEROW LOCATIONS





4 SITE ASSESSMENT

4.1 BASELINE HABITATS SUMMARY

Tables 3 and 4 present a summary of the baseline conditions of the site with habitats mapped within Appendix A.

TABLE 3: SUMMARY OF BASELINE HABITATS WITH CALCULATED BIODIVERSITY UNITS (BU)

HABITAT	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	BU
Other Neutral Grassland	Moderate	Within local strategy.	0.06	0.55
Modified Grassland	Poor	Within local strategy.	0.56	1.29
Introduced Shrub	NA	Within local strategy.	0.003	0.01
Developed Land; Sealed Surface	NA	Within local strategy.	0.06	0
Urban Tree	Moderate	Within local strategy.	0.11	1.01
Total BU within baseline:				2.86

TABLE 4: SUMMARY OF BASELINE HEDGEROWS WITH CALCULATED HEDGEROW UNITS (HU)

HEDGEROW TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	HU
Native Hedgerow with Trees	Moderate	Within local strategy.	0.043	0.40
Total HU within baseline:				0.40

Overall based on the nature of the site and the assessment to date, the site is considered to have a value of 2.86 BU and 0.40 HU.



4.2 POST-DEVELOPMENT HABITAT SUMMARY

The calculations presented in Tables 5 and 6 are based on Design and Access Statement – Design Proposal dated 20th July 2023 (Appendix C). Post development habitats are mapped in Appendix B. The created Hedgerows are classed as being in poor condition as this is the anticipated condition over 30 years as per the BNG metric.

TABLE 5: SUMMARY OF POST-DEVELOPMENT HABITATS WITH CALCULATED BU

HABITAT	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	BU
HABITAT RETAINED				
Other Neutral Grassland	Moderate	Within local strategy.	0.06	0.55
Modified Grassland	Poor	Within local strategy.	0.03	0.07
Introduced Shrub	NA	Within local strategy.	0.003	0.01
Developed Land; Sealed Surface	NA	Within local strategy.	0.06	0
Urban Tree	Moderate	Within local strategy.	0.11	1.01
HABITAT CREATED				
Sustainable Urban Drainage Feature	Moderate	Within local strategy.	0.05	0.14
HABITAT ENHANCED				
Modified Grassland to Other Neutral Grassland	Poor	Within local strategy.	0.48	2.17
Total BU within post-development:				3.95

Total Net BU Change: 1.09 equating to 38.09% net gain.

**TABLE 6: SUMMARY OF POST-DEVELOPMENT HEDGEROWS WITH CALCULATED HU**

HEGDEROW TYPES	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (ha)	HU
HEDGEROW RETAINED				
Native Hedgerow with Trees	Moderate	Within local strategy.	0.043	0.40
HEDGEROW CREATED				
Native Hedgerow	Poor	Within local strategy.	0.052	0.12
Native Hedgerow	Poor	Within local strategy.	0.025	0.06
Native Hedgerow	Poor	Within local strategy.	0.040	0.09
Native Hedgerow	Poor	Within local strategy.	0.037	0.08
Total HU within post-development:				0.74

Total Net HU Change: 0.34 equating to 86.40% net gain.

4.3 LIMITATIONS

Due to the managed nature of the Modified Grassland which constitutes the majority of the site it was not possible to identify all grass and forb species present in this habitat. This is not considered to be a significant constraint as the correct habitat type and condition were identified.

4.4 BIODIVERSITY NET GAIN PROPOSALS

4.4.1 Habitat Retention

The following habitats will be retained within current development proposals:

- 0.06ha of Other Neutral Grassland in moderate condition.
- 0.03ha Modified Grassland in poor condition.
- 0.003ha of Introduced Shrub.
- 0.06ha of Developed Land; Sealed Surface.
- 0.11ha of Urban Trees in moderate condition.
- 0.043km of Native Hedgerow with Trees in moderate condition.



4.4.2 Habitat Enhancement

- 0.48ha of Modified Grassland in poor condition to Other Neutral Grassland in poor condition.

4.4.3 Habitat Creation

The following habitats will be created within the current development proposals:

- 0.05ha of Sustainable Urban Drainage Feature in moderate condition.
- 0.154km of Native Hedgerow in poor condition.

4.4.4 Trading Rules

The trading rules for this project are currently satisfied.

4.5 BIODIVERSITY MANAGEMENT AND MONITORING

In accordance with current best practice at the time of the assessment¹⁰, it is advised that as part of the planning decision a Biodiversity Management and Monitoring Plan is conditioned which sets out how the biodiversity measures incorporated into the development will be managed and their impact on biodiversity monitored to ensure that net gain is achieved.

4.5.1 Monitoring Period

The site will be monitored for 30 years as per best practice guidelines. The site will be subject to a UKHAB classification survey alongside a condition assessment of the created and enhanced habitats. This survey will be carried out by a suitably qualified ecologist, starting 1 year after the project is completed, with second visit in year 5 and then further visits every 5 years until the final visit on year 30. Results will be reported to the LPA.

4.6 CONCLUSION

The baseline habitats on site provide a total of 2.86 Biodiversity Units (BU) and 0.40 Hedgerow Units (HU). The habitats on site post-development provide a total of 3.95 BU and 0.74 HU. This leads to a net change of 1.09 equating to 38.09% net gain in BU and a net change of 0.34 equating to 86.40% net gain in HU. Trading rules are currently satisfied for this project.

¹⁰ CIEEM (2016) Biodiversity Net Gain: Good practice principles for developers



APPENDICIES



APPENDIX A - BASELINE UKHAB MAP





APPENDIX B - POST DEVELOPMENT UKHAB MAP



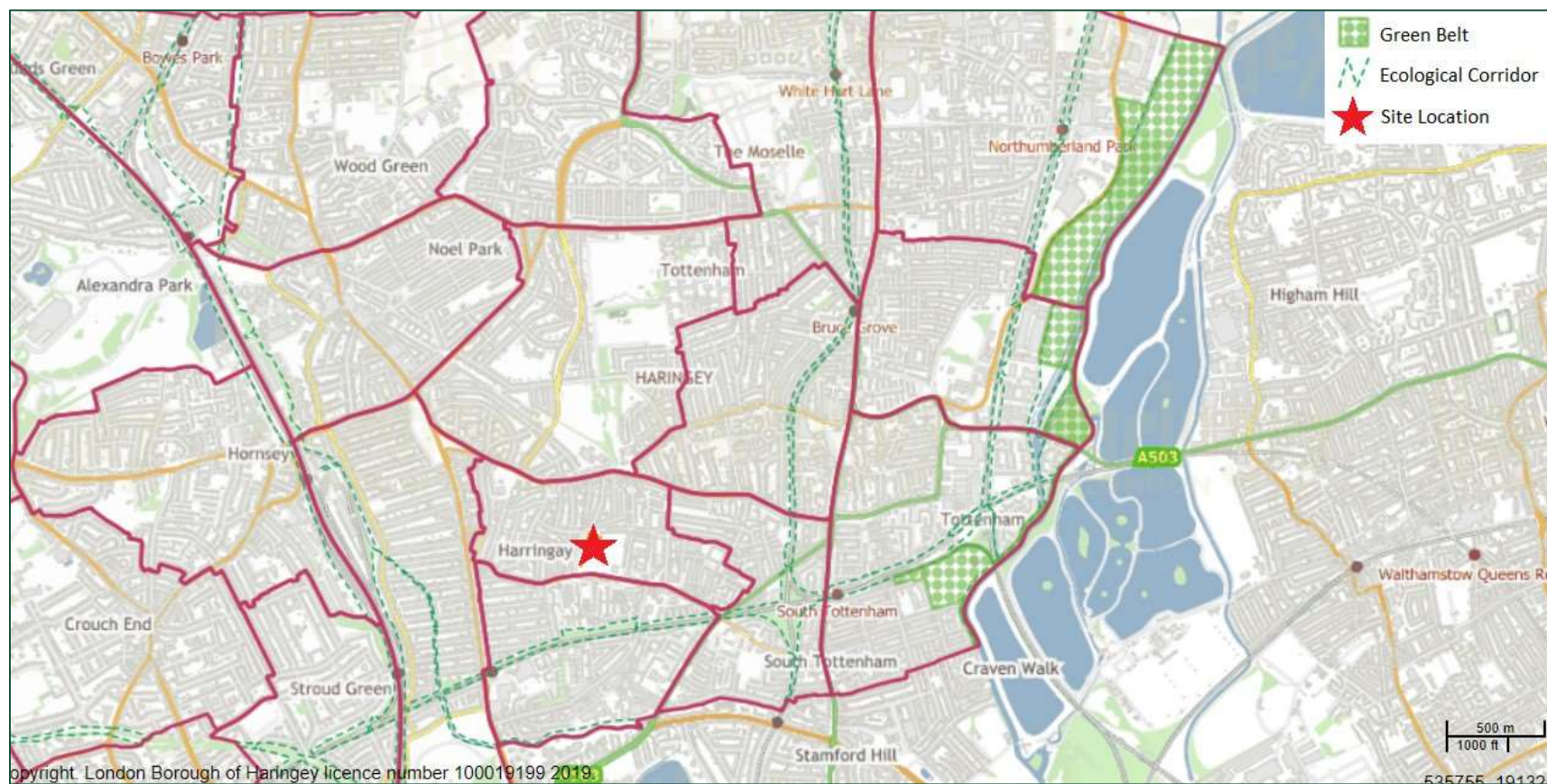


APPENDIX C - LANDSCAPING PLANS



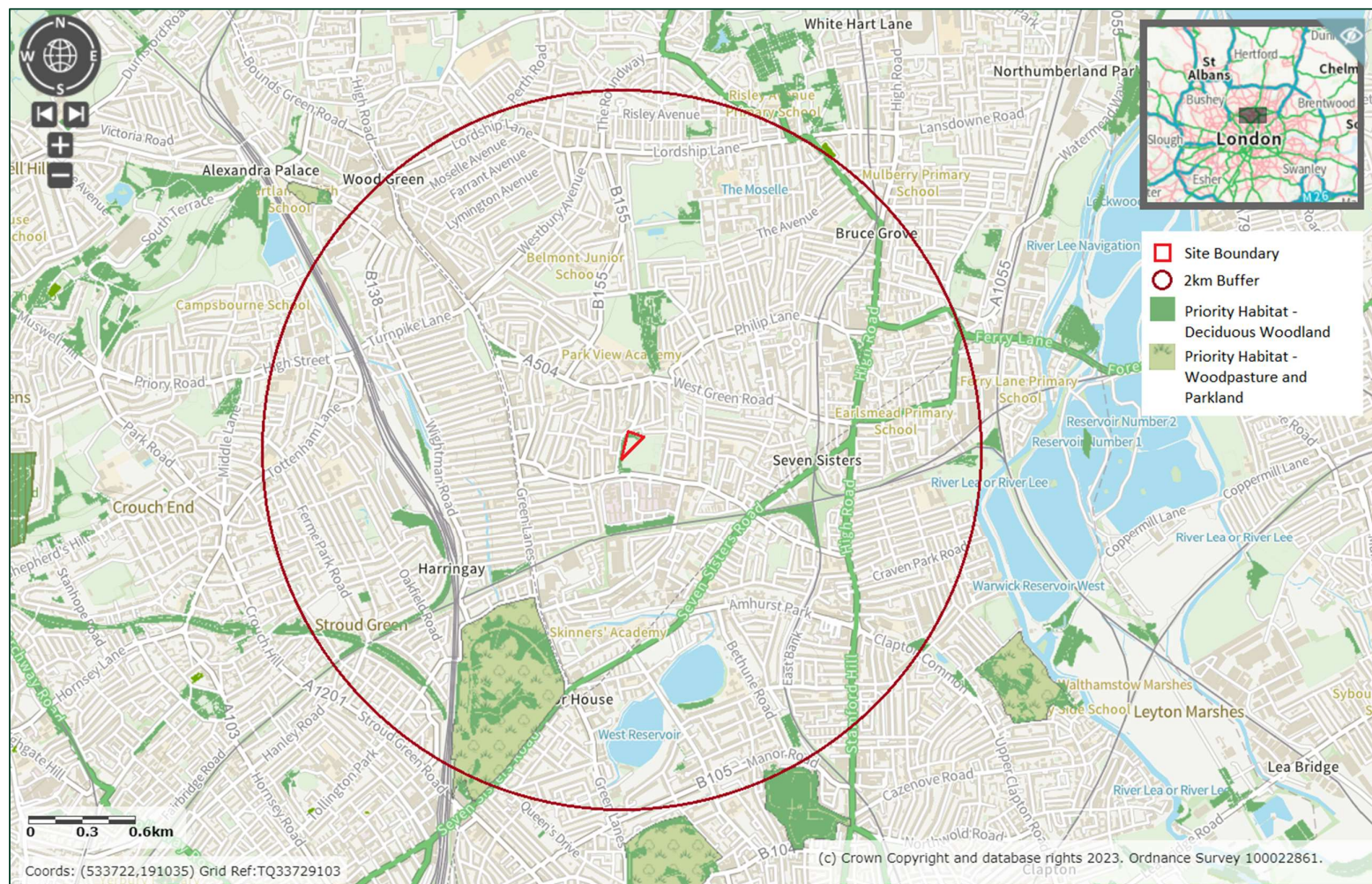


APPENDIX D - HARINGEY COUNCIL LOCAL PLAN MAP





APPENDIX E – PRIORITY HABITATS MAP





APPENDIX F – POLICY AND LEGISLATION

Planning Policy – National Planning Policy Framework (NPPF)¹¹

The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan. The key paragraphs from the relating to the natural environment are detailed below:

Ecology Related Paragraphs in the NPPF

PARAGRAPH	STATEMENT
174	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
175	Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework ; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
176	Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given

¹¹ NPPF 2021
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf



PARAGRAPH	STATEMENT
	great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
177	When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
178	Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
179	To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
180	When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and



PARAGRAPH	STATEMENT
	d) development whose primary objective is to conserve or enhance biodiversity should be supported; while 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.
181	The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
182	The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site



APPENDIX G – SPECIES LIST

COMMON NAME	SCIENTIFIC NAME	ONG	MODIFIED GRASSLAND	INTRODUCED SHRUB	URBAN TREE	NATIVE HEDGEROW WITH TREES
Bladder campion	<i>Silene vulgaris</i>	Y				
Burdock sp.	<i>Arctium sp.</i>	Y				
Chickweed	<i>Stellaria media</i>			Y		
Cleavers	<i>Galium aparine</i>	Y				Y
Cock's foot	<i>Dactylus glomerata</i>					
Common dogwood	<i>Cornus sanguinea</i>					Y
Cow parsley	<i>Anthriscus sylvestris</i>	Y				Y
Curled leaved dock	<i>Rumex crispus</i>	Y				Y
Daisy	<i>Bellis perennis</i>	Y	Y			
Dandelion sp.	<i>Taraxacum sp.</i>	Y	Y			
Geulder Rose	<i>Viburnum opulus</i>					Y
Greater plantain	<i>Plantago major</i>	Y				
Common Hawthorn	<i>Crataegus monogyna</i>					Y
Hedge bedstraw	<i>Galium mollugo</i>	Y				
Hedge mustard	<i>Sisymbrium officinale</i>	Y				
Knapweed	<i>Centaurea nigra</i>	Y				
London Plane	<i>Platanus × acerifolia</i>				Y	Y
Ox-eye daisy	<i>Leucanthemum vulgare</i>	Y				
Perennial rye grass	<i>Lolium perenne</i>	Y				
Ribwort plantain	<i>Plantago lanceolata</i>	Y	Y			
Rose sp.	<i>Rosa sp.</i>			Y		
Rough meadow grass	<i>Poa trivialis</i>	Y				



COMMON NAME	SCIENTIFIC NAME	ONG	MODIFIED GRASSLAND	INTRODUCED SHRUB	URBAN TREE	NATIVE HEDGEROW WITH TREES
St. John's wort	<i>Hypericum perforatum</i>			Y		
Wall barley	<i>Hordeum murinum</i>	Y				
Wayfaring tree	<i>Viburnum lantana</i>					Y
White clover	<i>Trifolium repens</i>	Y	Y			
White dead nettle	<i>Lamium album</i>	Y				
Yarrow	<i>Achillea millefolium</i>	Y				

ONG

COMMON NAME	SCIENTIFIC NAME
Bladder campion	<i>Silene vulgaris</i>
Burdock sp.	<i>Arctium sp.</i>
Cleavers	<i>Galium aparine</i>
Cock's foot	<i>Dactylus glomerata</i>
Cow parsley	<i>Anthriscus sylvestris</i>
Curled leaved dock	<i>Rumex crispus</i>
Daisy	<i>Bellis perennis</i>
Dandelion sp.	<i>Taraxacum sp.</i>
Greater plantain	<i>Plantago major</i>
Hedge bedstraw	<i>Galium mollugo</i>
Hedge mustard	<i>Sisymbrium officinale</i>
Knapweed	<i>Centaurea nigra</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Perennial rye grass	<i>Lolium perenne</i>



COMMON NAME	SCIENTIFIC NAME
Ribwort plantain	<i>Plantago lanceolata</i>
Rough meadow grass	<i>Poa trivialis</i>
Wall barley	<i>Hordeum murinum</i>
White clover	<i>Trifolium repens</i>
White dead nettle	<i>Lamium album</i>
Yarrow	<i>Achillea millefolium</i>

MODIFIED GRASSLAND

COMMON NAME	SCIENTIFIC NAME
Daisy	<i>Bellis perennis</i>
Dandelion sp.	<i>Taraxacum sp.</i>
Ribwort plantain	<i>Plantago lanceolata</i>
White clover	<i>Trifolium repens</i>

INTRODUCED SHRUB

COMMON NAME	SCIENTIFIC NAME
Chickweed	<i>Stellaria media</i>
Rose sp.	<i>Rosa sp.</i>
St. John's wort	<i>Hypericum perforatum</i>

URBAN TREE

COMMON NAME	SCIENTIFIC NAME
London Plane	<i>Platanus × acerifolia</i>

NATIVE HEDGEROW WITH TREES

COMMON NAME	SCIENTIFIC NAME
Cleavers	<i>Galium aparine</i>
Common dogwood	<i>Cornus sanguinea</i>
Cow parsley	<i>Anthriscus sylvestris</i>
Curled leaved dock	<i>Rumex crispus</i>



COMMON NAME	SCIENTIFIC NAME
Geulder Rose	<i>Viburnum opulus</i>
Common Hawthorn	<i>Crataegus monogyna</i>
London Plane	<i>Platanus × acerifolia</i>
Wayfaring tree	<i>Viburnum lantana</i>



APPENDIX H - HABITAT PHOTOS

Image 1 – Other Neutral Grassland



Image 2 – Modified Grassland



Image 3 – Introduced Shrub



Image 4 – Urban Trees

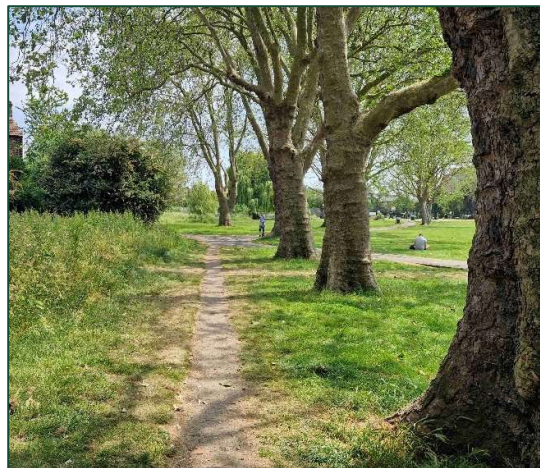


Image 5 – Native Hedgerow with Trees





APPENDIX I – BNG ASSUMPTIONS & LIMITATIONS

BIODIVERSITY NET GAIN (“BNG”) CALCULATION: ASSUMPTIONS AND LIMITATIONS RELATING TO BIODIVERSITY NET GAIN CALCULATION(S) FOR THE PROPOSED DEVELOPMENT SITE AT CHESTNUTS PARK, HARINGEY, N15 3AQ.

INTRODUCTION

1. A Biodiversity Net Gain (“BNG”) calculation requires a calculation of the pre-development baseline biodiversity value of the habitats within the red line boundary of the site which is then compared with the predicted post-development biodiversity value of the habitats within the red line boundary of the site.
2. To the extent that the outcome of that comparison fails to deliver the relevant target percentage of BNG for the site, reliance must then be placed in the BNG calculation on:
 - 2.1. Biodiversity Units generated on land off-site (which, after November 2023, will have to be registered as “registered offsite biodiversity gain” on Natural England’s biodiversity gain site register to be used in the BNG calculation); or
 - 2.2. (After November 2023) biodiversity credits purchased from the Government so as to meet the relevant target percentage of BNG for the site.
3. The Environment Act 2021’s BNG provisions are expected to come into force in November 2023. There is a real risk that planning applications for sites on which Biodiverse Consulting is requested to advise between now and November 2023 will not be determined before November 2023, in which case they will be required to meet the Environment Act 2021’s BNG provisions.

ASSUMPTIONS AND LIMITATIONS

4. Biodiverse Consulting has carried out its enclosed BNG calculation in accordance with the terms and conditions of our engagement taking into account:
 - 4.1. The information you have provided to Biodiverse Consulting or that Biodiverse Consulting has obtained from you or other specified sources; and
 - 4.2. Biodiverse Consulting’s professional judgment.
5. No responsibility is taken by Biodiverse Consulting should the output of the calculation prove not to be deliverable at, or valid for, the development site or not being acceptable to the local planning authority or its advisers or to any third party or court or tribunal in respect of the development site, where this results from:



- 5.1. The development proposal or any planning authorisation in respect of the development proposal not conforming to the information on which Biodiverse Consulting has relied below; or
- 5.2. Any off-site BNG delivery site not conforming to the information on which Biodiverse Consulting has relied below; or
- 5.3. The professional judgement of planning authority (or other) professionals differing from the professional judgment of Biodiverse Consulting.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE PRE-DEVELOPMENT ON-SITE
BASELINE BIODIVERSITY VALUE

6. The following sets out the basis of Biodiverse Consulting's calculation of the pre-development on-site baseline biodiversity in the enclosed BNG calculation.

Site's redline boundary:

7. Biodiverse Consulting has relied upon the redline boundary of the site supplied by you ("Site"): This is found in Appendix C/ Design and Access Statement – Design Proposal dated 20/07/2023.

Biodiversity Metric:

8. Biodiverse Consulting has relied upon the up-to-date Defra Biodiversity Metric to undertake its calculation: The Defra Biodiversity Metric used in the enclosed calculation is version 4.0 dated 24th March 2023 at <https://nepubprod.appspot.com/publication/6049804846366720>.

Site's baseline habitats:

9. A BNG calculation is dependent on the Site's baseline habitats (it is not dependent upon the presence of baseline animal or plant species). Biodiverse Consulting has relied upon the following sources to identify the Site's baseline habitats:
 - 9.1. Biodiverse Consulting's UKHab habitat survey of the Site (where commissioned): Biodiverse Consulting undertook a UKHab habitat survey of the Site dated 13/06/2023. Due to the managed nature of the Modified Grassland which constitutes most of the site it was not possible to identify all of the grass and forb species present in this habitat. Where appropriate the constraints resulting from this have been noted by Biodiverse Consulting within the Biodiversity Metric.
 - 9.2. Biodiverse Consulting's review of Google images of the Site over the past 2 months (where available): Biodiverse Consulting undertook a review of Google images on 21/07/2023. Biodiverse Consulting utilised Google images of the Site dated 2023.
 - 9.3. Information provided by you (if any) regarding activities which have taken place at the Site since 30 January 2020. This is important because the Environment Act 2021



stipulates that where a person has carried on un-permitted activities on land between 30 January 2020 and the “relevant date” agreed with the LPA which reduce biodiversity value of that land than it would have been if those activities had not taken place, then the pre-development biodiversity value of the land must be taken to be its biodiversity value immediately before those activities took place: You have provided to Biodiverse Consulting no information relating to activities at the Site since 30 January 2020 and so Biodiverse Consulting has taken as the baseline the habitats observed above and accordingly if the baseline based on the habitats observed above is incorrect then the BNG calculation will also be incorrect.

Categorisation, and assessment of condition, of baseline Site habitats for the purpose of populating the Defra metric:

10. Biodiverse Consulting has relied upon the following sources and professional judgment to allow it to use the Site’s baseline habitats (details obtained as described at 9.above) to populate the Defra Biodiversity Metric so as to obtain the enclosed pre-development baseline biodiversity value of the Site:
 - 10.1. The up-to-date Defra Technical User Guide that accompanies the Biodiversity Metric: The Biodiversity Metric 4.0 User Guide Natural England Joint Publication JP039.
 - 10.2. Its professional judgment to classify the Site’s baseline habitats in accordance with the categories developed and published by the UK Habitat Classification Working Group (UKHab) categories [(Version 1.1)]. Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Defra metric.
 - 10.3. Its professional judgment to score the Site’s baseline habitats’ condition: Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Defra metric.

BASES OF BIODIVERSE CONSULTING’S CALCULATION OF THE POST-DEVELOPMENT ON-SITE BIODIVERSITY VALUE

11. The following sets out the basis of Biodiverse Consulting’s calculation of the post-development on-Site biodiversity value in the enclosed BNG calculation.

Site’s redline boundary

12. Biodiverse Consulting has relied upon the redline boundary of the Site as above.

Biodiversity Metric

13. Biodiverse Consulting has relied upon the up-to-date Defra Biodiversity Metric to undertake its calculation as above.



Development layout

14. Biodiverse Consulting has relied upon the proposed development layout at the Site as supplied by you: Design and Access Statement – Design Proposal dated 20/07/2023 [referred to in the Order Details for our engagement]

Anticipated on-Site habitat types and areas to be retained, restored or created within the constraints of the development layout

15. Biodiverse Consulting has relied upon its professional judgement to identify habitat types and areas (in ha) which can realistically be retained, restored and / or created within the constraints of the development layout so as to create Biodiversity Units: Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Defra metric.

Anticipated condition of on-Site habitat types to be retained, restored or created within the constraints of the development layout

16. Biodiverse Consulting has relied upon its professional judgement to identify the realistically achievable condition of the habitat types envisaged above within the constraints of the development layout so as to create Biodiversity Units: *Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Defra metric.*

BASIS OF BIODIVERSE CONSULTING'S RELIANCE ON OFF-SITE BIODIVERSITY UNITS

17. Biodiverse Consulting has not relied upon Biodiversity Units from an off-site BNG delivery site to meet the relevant BNG target for the Site in the enclosed BNG calculation.

BASIS OF BIODIVERSE CONSULTING'S RELIANCE ON GOVERNMENT BIODIVERSITY CREDITS

18. After the Environment Act 2021's BNG provisions come into force, Biodiverse Consulting anticipates that its clients may wish to purchase Statutory Biodiversity Credits from the Government. Biodiverse Consulting anticipates that it will not need to verify/confirm the validity of these since they will be created by government without responsibility to users.



BIODIVERSE
CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk