



Sir Frederick Messer Estate, Haringey – Biodiversity Net Gain Assessment

Oobe Ltd

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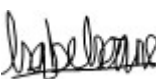
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Executive Summary

Ecus Limited (Ecus) was commissioned by Oobe Ltd in June 2024 to undertake a Biodiversity Net Gain Assessment in support of a planning application for a Site adjacent to Sir Frederick Messer Estate, Haringey, London, located at National Grid Reference (NGR): TQ 33076 88416 (hereafter referred to as “the Site”).

The locations, extents, conditions and compartment reference numbers of the baseline and post-intervention habitats, which are split into area-based ‘Habitat Units’ (HU), linear-based ‘Hedgerow Units’ (HeU) and linear-based ‘Watercourse Units’ WU) respectively, as and where applicable to the Site, are mapped in **Figures 1 & 2**.

The baseline habitats on Site were assessed during the site visit conducted as part of the Preliminary Ecological Appraisal (PEA) (Ecus, 2024). The habitats were recorded as the following:

- Modified grassland g4
- Developed land, sealed surface u1b6
- Urban individual trees
- Suburban mosaic of developed and natural surface u1d (introduced shrub)
- Non-native and ornamental hedgerow h2b

The proposals for the Site are based on those depicted in the ‘5447-OOB-ZZ-00-D-L-000001-P04 Site Plan’ drawing provided by Oobe Ltd on 05/09/2024.

The baseline value for area-based habitats at the Site has been calculated as **9.93 HU** and **0.08 HeU**. The baseline value for area-based habitats within the off-site areas has been calculated as **0.57 HU**.

The post-intervention value for area-based habitats and linear habitats at the Site (based on current proposals) have been calculated as **9.97 HU** and **0.11 HeU**, respectively. The post-intervention value for area-based habitats within the off-site areas has been calculated as **1.63 HU**.

Based on current proposals, the development will result in a **TOTAL** net change of **+1.11 HU** and **+ 0.03 HeU**, which is a **+11.20%** change in **HU** and **+32.56%** change in **HeU**, respectively.

In addition, the Trading Rules for BNG have been met by the current proposals.

The raw BNG data is provided in **Appendix 2**.

1. Introduction

1.1 Background

- 1.1.1 Ecus Limited (Ecus) was commissioned by Oobe Ltd in June 2024 to undertake a Biodiversity Net Gain Assessment in support of a planning application for a Site adjacent to Sir Frederick Messer Estate, Haringey, London, located at National Grid Reference (NGR): TQ 33076 88416 (hereafter referred to as “the Site”).
- 1.1.2 The baseline habitats on Site were assessed during the site visit conducted as part of the Preliminary Ecological Appraisal (PEA) (Ecus, 2024).
- 1.1.3 The proposals for the Site are based on those depicted in the ‘5447-OOB-ZZ-00-D-L-000001-P02 Site Plan’ drawing provided by Oobe Ltd on 05/09/2024.

1.2 Quality Assurance

- 1.2.1 In accordance with ‘*British Standard: 8683 (BS:8683) Process for designing and implementing biodiversity net gain – Specification*’, this baseline BNGA and all associated baseline condition assessments have been completed by competent¹, suitability trained and qualified ecologists.
- 1.2.2 The BNG Assessment report was completed by Senior Ecologist Alex Hellyar BSc (Hons)
- 1.2.3 Senior Ecologist Isabel Soane MSc has reviewed this report in accordance with Ecus’ Quality Assurance policy.
- 1.2.4 The report was approved by Abel Drewett MSc MCIEEM CEnv a Technical Director of Ecology at Ecus Ltd.

1.3 Biodiversity Net Gain Overview

- 1.3.1 In England, Biodiversity Net Gain (BNG) is mandatory for major developments under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Major development includes residential developments with 10 or more dwellings, or where the site extent is greater than 0.5 hectares (ha).
- 1.3.2 Major developments should achieve a minimum 10% BNG delivered against a site’s baseline (pre-development) value. This is conducted through assessing the condition of pre-development habitats on the Site i.e. calculating the baseline at the BNGA baseline stage, followed by comparison against the anticipated changes in biodiversity value based on the development

¹ A competent person ‘should be able to confidently identify the positive and negative indicator species for the range of habitats likely to occur in a given geographic location at the time of year the survey is undertaken’. (‘*Biodiversity Metric 4.0: auditing and accounting for biodiversity – User Guide*’, Natural England, 2023 (2023a).

proposals (during the BNGA Feasibility Stage and Design Stage).

- 1.3.3 BNG is the end result of a process applied to development so that overall, there is a positive outcome for biodiversity.

1.4 BNG Principles

- 1.4.1 The BNG Principles are ten conditions which must be adhered to alongside the Statutory Metric. For reference, the BNG good practice principles (CIEEM, CIRIA, IEMA, 2016; Appendix 2) that should be applied during the stages of the BNGA to enable the proposed development to achieve a quantitative and qualitative net gain in biodiversity are described in **Appendix 1** and summarised below:

1. Apply the mitigation hierarchy
2. Avoid losing biodiversity that cannot be offset by gains elsewhere
3. Be inclusive and equitable
4. Address risks
5. Make a measurable Net Gain contribution
6. Achieve the best outcomes for biodiversity
7. Be additional
8. Create a Net Gain legacy
9. Optimise sustainability
10. Be transparent

1.5 Relevant Legislation and Policy

- 1.5.1 This Baseline BNGA has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environment Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- National Planning Policy Framework (NPPF) (MHCLG, 2019);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006);
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024; and
- Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

-
- Haringey Council - Biodiversity Action Plan July 2023

2. Methodology

2.1 Biodiversity Metric Inputs

- 2.1.1 This BNGA uses the industry recognised best practice methodology within '*The Statutory Biodiversity Metric, User Guide*' (draft), distributed by the Department for Environment, Food & Rural Affairs, 2023.
- 2.1.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for the value and importance of nature. The following information on each habitat are the required metric inputs:
- Type;
 - Area/length;
 - Condition; and
 - Strategic significance.
- 2.1.3 Biodiversity metric calculations provide a numerical score for the current value (Habitat Units, Hedgerow Units and/or Watercourse Units) of the habitats on Site.

Habitat Type and Area/Length

Baseline

- 2.1.4 The habitats present within the Site were identified and classified according to the habitat classification system used by the Statutory Biodiversity Metric.
- 2.1.5 The Statutory Biodiversity Metric uses a classification system based mainly on the UK Habitat Classification System (UKHab Ltd, 2023), with input from other systems including the Water Framework Directive (WFD) Lakes Typology (UKTAG, 2003), the European Nature Information System (EUNIS) habitat definitions (EEA, 2019), Habitats Directive Annex 1 definitions (JNCC, 2019) and habitats specific to the Statutory Biodiversity Metric defined in the *Statutory Biodiversity Metric, User Guide*' (2024).
- 2.1.6 The distinctiveness of each habitat type is automatically calculated within the Statutory Biodiversity Metric.
- 2.1.7 The BNGA uses the statutory biometric tool, the '*Statutory Biodiversity Metric Calculation Tool*', distributed by the Department for Environment, Food & Rural Affairs, 2024. Habitat measurements for area/length have been taken using digital mapping software (QGIS Geographic Information System version 3.28.0).

Habitat Condition

Baseline

- 2.1.8 Where applicable, habitats were subject to a condition assessment in accordance with the Condition Assessment Sheets included within the Statutory Biodiversity Metric Condition Assessment (DEFRA, 2024c).
- 2.1.9 Habitats were quantified using criteria set out by the Statutory Biodiversity Metric Condition Assessments (2024c) to determine their relative condition.
- 2.1.10 The condition of a habitat is a measure of the biological ‘working-order’ of a habitat type judged against the perceived ecological optimum state for that particular habitat.
- 2.1.11 The condition of each habitat type was assessed and categorised as either good, fairly good, moderate, fairly poor or poor. As this BNGA was completed retrospectively and without a site visit, assumptions have been made based on a best-case scenario (i.e. good).

Habitat Strategic Significance

Baseline

- 2.1.12 The Statutory Biodiversity Metric tool accounts for whether the habitat is situated in an area locally identified as significant for nature.
- 2.1.13 Data on areas and habitats locally identified as significant for nature were obtained from the following:
- Multi-Agency Geographical Information for the Countryside (MAGIC) website for mapped statutory designated sites;
 - Habitats listed within the Local Biodiversity Action Plan (LBAP);
 - Local Plans;
 - Local Nature Recovery Strategies;
 - River Basin Management Plans;
 - Catchment Plans;
 - National Character Area profiles; and/or,
 - Priority Habitats for Restoration.

2.2 Biodiversity Metric Calculations

- 2.2.1 Using the Statutory Biodiversity Metric tool, area-based habitats i.e. ‘Habitat Units’ (HU), ‘hedgerow’ habitats i.e. ‘Hedgerow Units’ (HeU) and ‘watercourse’ habitats i.e. Watercourse Units’ (WU) are all assessed separately (where applicable) as their unit values and calculations within

the metric differ. The values relating to three types of Units (HU/HeU/WU) are therefore stated separately and the percentage biodiversity net gain, loss or neutral also stated separately.

2.3 Survey/BNGA Limitations

- 2.3.1 The post-intervention habitat types and conditions have been calculated based on the landscape proposals depicted in the '*5447-OOB-ZZ-00-D-L-000001-P04 Site Plan*' drawing. A closest-fit BNG habitat type has been assumed according to broad descriptions, and the likely condition that could be realistically achieved. As a planting schedule describing the exact species compositions has not been provided at this stage, professional judgement has been used to infer the outcomes.

3. Findings and Evaluation

3.1 Biodiversity Metric Inputs

Strategic significance

- 3.1.1 The Haringey BAP map does not directly include the Site as part of its green network, however the road on the northeastern edge is within the 'green grid' infrastructure, implying the Site is strategically significant. All site habitats have been classified as 'Location ecologically desirable but not in local strategy' to reflect their proximity to, but not direct inclusion within the local strategy.

Habitat Type, Area/Length & Condition

Baseline

- 3.1.2 Based on the findings of the PEA (Ecus, 2024), the baseline habitats are as follows:

- Modified grassland g4 – poor and fairly poor condition
- Developed land, sealed surface u1b6 – no associated condition
- Urban Individual trees – moderate & good condition
- Suburban mosaic of developed and natural surface u1d (introduced shrub) – no associated condition
- Non-native and ornamental hedgerow h2b - poor

- 3.1.3 Full habitat descriptions are provided in the PEA (Ecus, 2024).

- 3.1.4 The 'off-site' areas were not surveyed during the PEA and were therefore not ground-truthed. However, the grassland areas were assessed from photographs provided by Oobe Ltd and Google Streetview. The type and condition could be easily ascertained due to the appearance and common nature of the amenity grassland, the known management practices and similarity to habitats present within the 'on-site' areas. Therefore, the baseline habitat for the off-site areas were assessed as being modified grassland g4 – poor condition.

Post-intervention

- 3.1.5 Based on the drawing '5447-OOB-ZZ-00-D-L-000001-P04 Site Plan' drawing, provided by Oobe Ltd, the post-intervention habitats have been assumed based on a closest-fit type and realistic long-term condition, assuming a standard management regime is implemented. Table 1 below demonstrates how the hard and soft works areas have been translated into habitats used within the BNG metric:

Table 1. Hard and soft landscaping translation into BNG habitats

Hard and soft work areas	BNG Habitat	BNG condition	Justification
Building / tarmac / paving / steps / retaining wall	Developed land; sealed surface	N/A	-
Gravel strip	Artificial unvegetated, unsealed surface	N/A	-
Species rich lawn	Modified grassland	Good	Good condition would be feasible, assuming an appropriate species mix is used alongside appropriate management in the long-term.
Ornamental planting	Ground level planters	N/A	-
Proposed buffer planting	Mixed scrub	Moderate	Good condition would not be realistically achievable due to the limited availability of space that would prevent clearings / glades / riders to develop.
Woodland herb layer	Other neutral grassland	Moderate	This habitat will not qualify as 'woodland' so would instead more closely match other neutral grassland (with individual urban trees). Good condition would not be realistically achievable due to species diversity unlikely to be maintained at high enough levels (10 m2) in the long term. All other criteria would be feasible, assuming an appropriate species mix and/or plugs are used (such as shade tolerant herbs).

Hard and soft work areas	BNG Habitat	BNG condition	Justification
Green roof	Biodiverse green roof	Good	Good condition would be feasible, assuming an appropriate species mix and substrate depth is used alongside appropriate management in the long-term.
Tree	Urban individual trees	Moderate	Good condition would unlikely be achievable due to not meeting all necessary criteria within target time frame i.e. not being mature and not containing ecological niches (primarily associated with age). Pruning and maintenance will also likely be required / adverse effects of human activities cannot be ruled out considering the nature of the Site.

3.1.6 It has been calculated that a total of 44 small trees (urban trees) equal to 0.18 ha (using the Statutory Biodiversity Metric tree helper tool) will need to be planted at 'off-site' locations within the wider Sir Frederick Messer Estate. This will be required to achieve both the 10% target BNG and meet all trading rules. The exact locations of these trees have not been confirmed or depicted on site plans at this stage but will be spread out within suitable grassland areas. The precise locations of this created habitat will be provided by Oobe Ltd as a separate document, if required by the LPA.

3.2 Baseline Biodiversity Value

3.2.1 The metric inputs and calculated biodiversity value of the baseline habitats on-site are provided in **Tables 2 & 3** below. The baseline habitats within off-site areas are provided in **Table 4**. Raw BNG data is provided in **Appendix 2**.

Area-based units (on-site)

3.2.2 The area-based habitats generated a baseline value of **9.93 HU**.

Table 2. On Site baseline area-based habitats: metric inputs and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
Modified grassland	0.242	Low	Fairly poor	Location ecologically desirable but not in local strategy	0.80
Modified grassland	0.2081	Low	Poor	Location ecologically desirable but not in local strategy	0.46
Introduced shrub	0.0045	Low	N/A	Location ecologically desirable but not in local strategy	0.01
Developed land; sealed surface	0.13	V.Low	N/A	Location ecologically desirable but not in local strategy	0.0
Urban individual trees	0.428	Medium	Good	Location ecologically desirable but not in local strategy	5.65
Urban individual trees	0.342	Medium	Moderate	Location ecologically desirable but not in local strategy	3.01
Total					9.93

Linear habitat units (on-site)

3.2.3 The linear habitats generated a baseline value of **0.08 HeU**.

Table 3. On Site baseline linear habitats: metric inputs and calculated biodiversity value

Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Hedgerow Units
Non-native and ornamental hedgerow	0.074	V.Low	Poor	Location ecologically desirable but not in local strategy	0.08
Total					0.08

Area-based units (off-site)

3.2.4 The area-based habitats generated a baseline value of **0.57 HU**.

Table 4. Off Site baseline area-based habitats: metric inputs and calculated biodiversity value

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
1	Modified grassland	0.014	Low	Poor	Location ecologically desirable but not in local strategy	0.03
2	Modified grassland	0.022	Low	Poor	Location ecologically desirable but not in local strategy	0.05
3	Modified grassland	0.022	Low	Poor	Location ecologically desirable but not in local strategy	0.05
4	Modified grassland	0.048	Low	Poor	Location ecologically desirable but not in local strategy	0.11
5	Modified grassland	0.024	Low	Poor	Location ecologically desirable but not in	0.05

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
					local strategy	
6	Modified grassland	0.015	Low	Poor	Location ecologically desirable but not in local strategy	0.03
7	Modified grassland	0.018	Low	Poor	Location ecologically desirable but not in local strategy	0.04
8	Modified grassland	0.023	Low	Poor	Location ecologically desirable but not in local strategy	0.05
9	Modified grassland	0.01	Low	Poor	Location ecologically desirable but not in local strategy	0.02
10	Modified grassland	0.007	Low	Poor	Location ecologically desirable but not in local strategy	0.02
11	Modified grassland	0.004	Low	Poor	Location ecologically desirable but not in local strategy	0.01
12	Modified grassland	0.017	Low	Poor	Location ecologically desirable but not in local strategy	0.04
13	Modified grassland	0.033	Low	Poor	Location ecologically desirable but not in local strategy	0.07

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
Total						0.57

3.3 Post-intervention Biodiversity Value

3.3.1 The metric inputs and calculated biodiversity value of the post-intervention habitats on-site are provided in **Table 5 & 6** below. The post-intervention habitats within off-site areas are provided in **Table 7**. Raw BNG data is provided in **Appendix 2**.

Area-based units (on-site)

3.3.2 The area-based habitats generated a post-intervention value of **9.97 HU**.

Table 5. On Site post-intervention area-based habitats: metric inputs and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
Retained					
Developed land; sealed surface	0.135	V.Low	N/A – other	Location ecologically desirable but not in local strategy	0
Urban tree	0.297	Medium	Good	Location ecologically desirable but not in local strategy	3.92
Urban tree	0.175	Medium	Moderate	Location ecologically desirable but not in local strategy	1.54
Enhanced					
Modified grassland	0.0296	Low	Good	Location ecologically desirable but not in local	0.16

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
				strategy	
Other neutral grassland	0.1244	Medium	Moderate	Location ecologically desirable but not in local strategy	0.85
Urban tree	0.167	Medium	Good	Location ecologically desirable but not in local strategy	1.89
Created					
Modified grassland	0.003	Low	Good	Location ecologically desirable but not in local strategy	0.02
Ground level planters	0.077	Low	Condition Assessment N/A	Location ecologically desirable but not in local strategy	0.16
Mixed scrub	0.0334	Medium	Moderate	Location ecologically desirable but not in local strategy	0.25
Artificial unvegetated, unsealed surface	0.009	V.Low	N/A - Other	Location ecologically desirable but not in local strategy	0.00
Developed land; sealed surface	0.1051	V.Low	N/A - Other	Location ecologically desirable but not in local strategy	0.00
Urban tree	0.212	Medium	Moderate	Location ecologically desirable but not in local	0.71

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
				strategy	
Biodiverse green roof	0.0777	Medium	Good	Location ecologically desirable but not in local strategy	0.48
Total					9.97

Linear habitat units (on-site)

3.3.3 The linear habitats generated a baseline value of **0.11 HeU**.

Table 6. On Site post-intervention linear habitats: metric inputs and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
Retained					
Non-native and ornamental hedgerow	0.0373	V.Low	Poor	Location ecologically desirable but not in local strategy	0.04
Created					
Non-native and ornamental hedgerow	0.063	V.Low	Poor	Location ecologically desirable but not in local strategy	0.07
Total					0.11

Area-based units (off-site)

3.3.4 The area-based habitats generated a post-intervention value of **1.63 HU**.

Table 7. Off Site post-intervention area-based habitats: metric inputs and calculated

biodiversity value

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
Enhanced						
1	Modified grassland	0.014	Low	Moderate	Location ecologically desirable but not in local strategy	0.05
2	Modified grassland	0.022	Low	Moderate	Location ecologically desirable but not in local strategy	0.08
3	Modified grassland	0.022	Low	Moderate	Location ecologically desirable but not in local strategy	0.08
4	Modified grassland	0.048	Low	Moderate	Location ecologically desirable but not in local strategy	0.18
5	Modified grassland	0.024	Low	Moderate	Location ecologically desirable but not in local strategy	0.09
6	Modified grassland	0.015	Low	Moderate	Location ecologically desirable but not in local strategy	0.06
7	Modified grassland	0.018	Low	Moderate	Location ecologically	0.07

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
					desirable but not in local strategy	
8	Modified grassland	0.023	Low	Moderate	Location ecologically desirable but not in local strategy	0.09
11	Modified grassland	0.004	Low	Moderate	Location ecologically desirable but not in local strategy	0.01
12	Modified grassland	0.017	Low	Moderate	Location ecologically desirable but not in local strategy	0.06
13	Modified grassland	0.033	Low	Moderate	Location ecologically desirable but not in local strategy	0.12
Created						
Various (1-13)	Urban tree	0.18	Medium	Moderate	Location ecologically desirable but not in local strategy	0.61
9	Mixed scrub	0.01	Medium	Moderate	Location ecologically desirable but not in local strategy	0.07

Off-site reference	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitats Units
10	Mixed scrub	0.007	Medium	Moderate	Location ecologically desirable but not in local strategy	0.05
Total						1.63

3.4 Summary of Overall Biodiversity Change

3.4.1 The calculated net change in the biodiversity value of the proposed development is summarised in **Tables 8, 9 & 10**.

3.4.2 The BNG trading rules **have** been met.

Table 8. Summary of Biodiversity Net Gain Calculation Results (on-site)

	On-Site Baseline Units	On-Site Proposed Units	On-Site Change in Units	% Change in Units
Habitat Units (HU)	9.93	9.97	+0.05	+0.49%
Hedgerow units (HeU)	0.08	0.11	+0.03	+32.56%
Watercourse units (WU)	N/A	N/A	N/A	N/A

Table 9. Summary of Biodiversity Net Gain Calculation Results (off-site)

	On-Site Baseline Units	On-Site Proposed Units	On-Site Change in Units	% Change in Units
Habitat Units (HU)	0.57	1.63	+1.06	+187.99%
Hedgerow units (HeU)	N/A	N/A	N/A	N/A
Watercourse units (WU)	N/A	N/A	N/A	N/A

Table 10. Final Results (total)

	Total net unit change	Total net % chance
Habitat Units (HU)	+1.11	+11.20%
Hedgerow units (HeU)	+0.03	+32.56%
Watercourse units (WU)	N/A	N/A

4. Conclusions and Recommendations

4.1 Conclusion

- 4.1.1 The proposed development plans will result in a net-gain of **+1.11 HU**, which is a **+11.20%** change in **HU** and a net-gain of **+0.03 HeU**, which is a **+32.56%** change in **HeU**.
- 4.1.2 In addition, the Trading Rules for BNG **have** been met by the current proposals.

4.2 Recommendations

- 4.2.1 In their current state, the proposals (as depicted on '5447-OOB-ZZ-00-D-L-000001-P04 Site Plan') will reach the required net gain target of 10%, whilst also meeting the necessary BNG Trading Rules, meaning that no further alterations to the site design will be required.
- 4.2.2 A Biodiversity Enhancement & Management Plan (BEMP) or similar document will be required to ensure that the target habitat types and conditions are reached in their respective target time frames.
- 4.2.3 The responsibility of ensure the BNG targets are met will be the responsibility of Oobe Ltd and/or appointed contractors.

5. References

CIEEM, CIRIA & IEMA (2016). Biodiversity Net Gain: Good practice principles for development. Available: <https://www.iema.net/assets/newbuild/documents/IEMA%20Biodiversity%20Net%20Gain.pdf>

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Figure 1. Baseline Habitats Map

Legend

 Site boundary

 Off-site boundary

Baseline habitats

 Baseline urban trees

Baseline habitats - polygons

 Developed land; sealed surface

 Introduced shrub

 Modified grassland

Baseline habitats - linear features

 Non-native and ornamental hedgerow

Oobe Ltd

Sir Frederick Messer Estate PEA

Figure 1

Baseline habitat map

Unit 4 • Prisma Park • Berrington Way • Wade Road
Basingstoke • RG24 8GT
tel: 01256 224 588 • www.ecusltd.co.uk

Figure 2. Post-intervention Habitats Map

Legend

 Site boundary

 Off-site boundary

Proposed habitats

 Retained tree

 Proposed urban trees

Proposed Habitats - polygons

 Artificial unvegetated, unsealed surface

 Biodiverse green roof

 Developed land; sealed surface

 Ground level planters

 Mixed scrub

 Modified grassland

 Other neutral grassland

Proposed habitats - linear features

 Non-native and ornamental hedgerow

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Sir Frederick Messer Estate PEA

Figure 2

Post-intervention habitat map

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Appendix 1. BNG Principles

Principle	Description
1. 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 the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
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.
3. 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, and share the benefits fairly among stakeholders.
4. Address risks	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 fully realised.
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.
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 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 also 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.
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
8. Create a Net Gain legacy	Ensure Net Gain generates long-term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity; • Planning for adaptive management and securing dedicated funding for long-term management; • Designing Net Gain for biodiversity to be resilient to external factors, especially climate change; • Mitigating risks from other land uses; • Avoiding displacing harmful activities from one location to another; • Supporting local-level management of Net Gain activities.

Principle	Description
9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Appendix 2. Raw BNG Data

The BNG calculations are provided in the associated

'The_Statutory_Biodiversity_Metric_Calculation_Tool_SFME BNG v3.0 spreadsheet.

