



**Brindle  
& Green**

## **Biodiversity Impact Assessment**

Kervan, 80 Church Street, London

Report Reference: BG24.125

**March 2024**



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environment

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# 1 Summary

- 1.1.1 Where a development has an impact on biodiversity, Biodiversity Net Gain encourages developers to secure an increase in appropriate natural habitat and ecological features over and above that being affected. In order to determine whether there is no net loss or a net gain to biodiversity from a development project, a quantitative approach involving the use of a metric is required. In 2012, DEFRA created such a metric to quantify the impact of a development in terms of 'biodiversity units'. The UK government's 25 Year Environment Plan will require all new developments in England, delivered via the existing planning and development process to meet a mandatory improvement in biodiversity value.
- 1.1.2 This Biodiversity Impact Assessment (BIA) includes the results of biodiversity value calculations, derived using the Department for Environment, Food and Rural Affairs (DEFRA) Statutory Small Sites Biodiversity Metric Calculator, based upon the design proposals for the application site.
- 1.1.3 During the baseline assessment the habitats recorded comprised a restaurant building, with associated hard standing, ornamental planting and scattered trees. The habitats on site were evaluated as holding 'Site' value in relation to local surroundings and a regional context. Habitats present within the application boundary are locally frequent and were not of notable criteria for local or national BAP habitats.
- 1.1.4 Using the Biodiversity metric, the existing habitats within the application boundary were valued at 0.19 'Biodiversity Units'. The proposed scheme was calculated to hold 0.21 'Biodiversity Units', resulting in an overall net-gain to biodiversity of 0.025 'Biodiversity Units' (+13.47%). Trading rules have been satisfied for habitats under the current assessment. The site will see an overall net gain which meets targets set out within the National Planning Policy Framework (NPPF).

## 2 Introduction

- 2.1.1 Brindle and Green Ltd were commissioned by Kervan Sofrasi Ltd to undertake a Biodiversity Impact Assessment (BIA) at the site known as Kervan, 80 Church Street, London. This report provides an appraisal of the biodiversity value associated with the existing habitats established during the baseline survey and assesses the impacts in terms of biodiversity loss against the proposed layout (Appendix 1) using the DEFRA Small Sites Statutory Biodiversity Metric which is considered the most up to date method for assessing impact to biodiversity. The site is the subject of a full planning application for an upward extension to the existing restaurant, for the development of six residential flats which will see the replacement of the existing four flats. The proposals include the development of green roof structures above the new flats and landscaping associated with the restaurant. Design proposals for the site are presented in Appendix 1 of this report.
- 2.1.2 The application site is approximately 986m<sup>2</sup> in extent and is located in Edmonton, a town situated in north London within the London Borough of Enfield. The site comprises a restaurant which supports four residential flats on the second floor; set within hard standing with associated ornamental planting and scattered trees.
- 2.1.3 The design proposals will facilitate the loss of area of hard standing to create ground level planting. Furthermore, the proposals will see an upwards extension to the existing restaurant to facilitate the creation of six new residential flats, replacing the current flats, supporting a green roof structure, and storage facility situated to the entrance of the restaurant also supporting a green roof structure. The five trees across the southern site boundary are to be retained and not impacted within these proposals.
- 2.1.4 The purpose of this report is to assess the current biodiversity habitat and value of the site, to achieve a 10% net-gain in biodiversity value.
- 2.1.5 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited.



## **3 Methodology**

### **3.1 Biodiversity Metric**

- 3.1.1 The biodiversity accounting system is underpinned by a metric that calculates the ecological value of both development impact and habitat restoration/creation.
- 3.1.2 The Small Sites Biodiversity Metric is designed by DEFRA in consultation with a range of experts and tested over a two-year period. The metric is based on an assessment of habitat type and condition. Habitat types are classified into three bands of 'distinctiveness' which are: priority habitats as defined in the NERC Act 2006 (high), semi-natural habitats (medium) and managed habitats, such as arable farmland (low).
- 3.1.3 Compensation arrangements must be like-for-like or better, i.e. the loss of semi-natural habitats can only be compensated for through the creation of priority or other semi-natural habitats, not through creation of lesser quality habitat. 'Trading up' options allow for the loss of poor-quality habitat, such as farmland, to be compensated for with the creation of high-quality habitat.
- 3.1.4 The ecological value of the habitat lost to development is a function of its distinctiveness, its condition and the area lost – scores are assigned to all three variables and multiplied together to arrive at the number of units lost. To compensate for a loss, the same or more units ('conservation credits') must then be delivered through habitat creation or restoration at another site that is going to be managed for wildlife (the 'receptor' site or compensation site).
- 3.1.5 The number of credits delivered by the compensation receptor sites are also a function of the type, condition and area of the habitat being created or restored. But additionally, there are a further range of 'multipliers' applied to the creation of habitat because there are a number of risks to take account of – spatial, temporal and delivery.

### **3.2 Mapping and Assessment**

- 3.2.1 A habitat baseline assessment was carried out by Brindle and Green Ltd and the baseline calculations the habitats were mapped using the UKHab classification system, and then input into the metric. The classification of habitats and conditions follow the outline in the DEFRA Technical Support document associated with the latest edition of the metric.



- 3.2.2 Habitats were mapped within QGIS software to allow area calculations. The proposed scheme was overlaid and measured using the georeferencing tool. Polygons and lines used to measure existing habitat areas were classified by their proposed habitat type (Appendix 3), to provide reference. Polygons depicting target areas for net gain are also included within Appendix 3. These target areas include green roof structures and ground level planting structures.
- 3.2.3 Proposed housing, upward extensions to the existing restaurant, associated parking and access were categorised as 'Urban - developed land sealed surface'. The proposed green roofing structure was categorised as 'Urban - other green roof', and the ornamental planters were group and categorised as 'Urban - ground level planters'.

### **3.3 Assessing Strategic Significance**

- 3.3.1 A desk study utilising publications within the local plan (LPA) as well as open-source data available from Multi Agency Geographic Information for the countryside (MAGIC) was searched to determine the strategic significance of the site.

### **3.4 Limitations**

- 3.4.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.4.2 Georeferencing does not provide an exact measurement of the elements of the proposed scheme.

## 4 Assessment Calculator Results

### 4.1 Existing Biodiversity Value

4.1.1 The application site contains habitats ranging from very low – medium distinctiveness. Details of distinctiveness, condition and reason for condition are detailed within Table 1 below.

Table 1: Summary of condition assessment for habitats.

Habitat	Distinctiveness	Condition	Reason
Developed land; sealed surface	Very low	N/A – Other	Hard standing pertaining to access to the site, parking and outdoor seating.
Developed land; sealed surface	Very low	N/A – Other	Building 1, a three-storey restaurant with connected covered outdoor seating to the rear.
Ground level planters	Low	Condition assessment N/A	Ground level planters located on the north of building 1 beside the access.
Scattered trees	Medium	Poor	Five scattered trees situated on the southern boundary of the site pertaining to <i>Pinus sp.</i> and yew ( <i>Taxus baccata</i> ).

4.1.2 The total area of the habitats to be impacted is 986m<sup>2</sup>. The existing habitats within the application boundary were valued at 0.19 'Biodiversity Units'.

### 4.2 Scheme Design with Ecological Enhancements

4.2.1 The proposed scheme is for upward extension of the existing building to create six residential units above the building supporting green roof structures, with creation of new vehicle access, parking, and associated landscaping. The results in Table 2 below show the scores calculated with maximised potential of planted habitats within available open space. The recommendations outlined in the section would require management under a Landscape Management Plan (LMP) in order to achieve their target conditions outlined within the metric calculations.

4.2.2 Appendix 3 highlights a series of areas of habitats to be created. Proposed housing, upward extensions to the existing restaurant, associated parking and access were categorised as 'Urban - developed land sealed surface'. The proposed green roofing structure was categorised as 'Urban - other green roof', and the ornamental planters were group and categorised as

'Urban - ground level planters'. All proposed areas of habitats are unable to be condition assessed (Condition Assessment N/A).

Table 2: Biodiversity Impact Assessment Score, Scheme with Ecological Enhancements

Site Name		Church Street, London
Sheet Name		Headline Results
<b>Headline Results</b>		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.1876
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.2129
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0253 ✓
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	13.47% ✓
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate

# 5 Evaluation

## Development Proposals

- 5.1.1 The site is the subject of a full planning application for an upward extension to the existing restaurant to create six residential units above the building with creation of new vehicle access and parking, and associated landscaping. Current design proposals for the site are presented in Appendix 1 of this report.
  
- 5.1.2 Using the Biodiversity metric, the existing habitats within the application boundary were valued at 0.19 'Biodiversity Units'. The proposed scheme was calculated to hold 0.23 'Biodiversity Units', resulting in an overall net-gain to biodiversity of 0.025 'Biodiversity Units' (13.47%). Trading rules have also been satisfied.
  
- 5.1.3 The proposals will see a net-gain to biodiversity units, with the trading rules satisfied. As such this site fulfils the net gain targets as outlined by the Environment Bill 2021.

## 6 Ecological Management Prescriptions

### 6.1 Creation of habitat

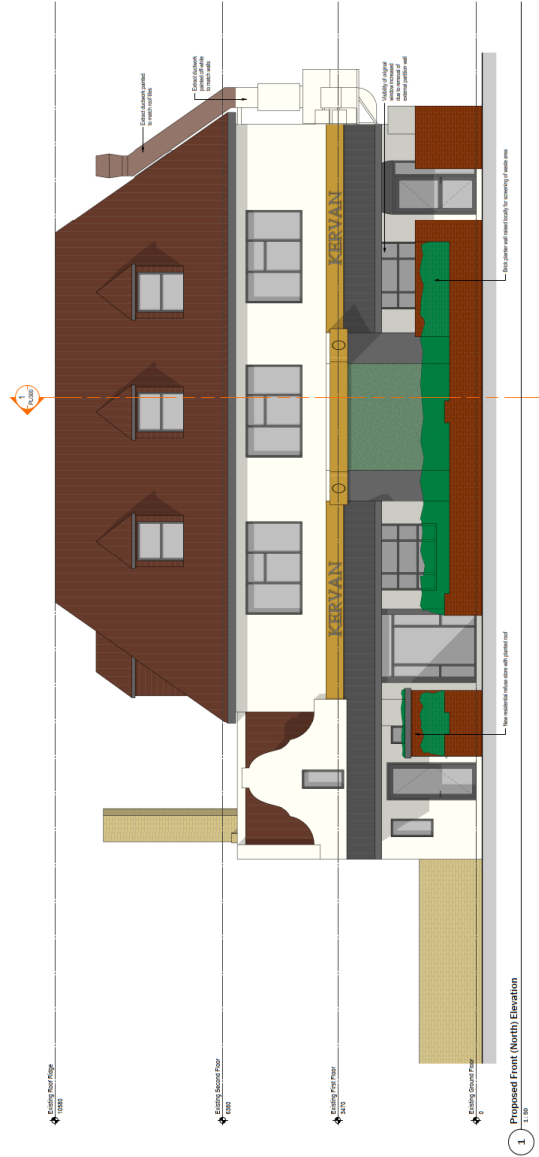
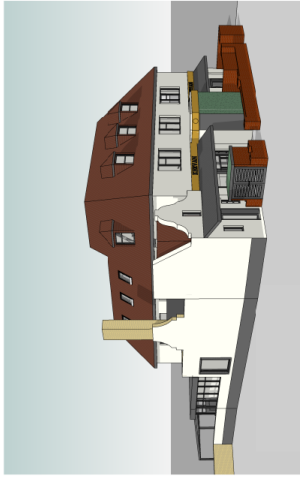
#### **Other Green Roof – Condition Assessment N/A**

- 6.1.1 Two green roof structures will be incorporated into the proposed design. An upward extension to the existing restaurant will support 87m<sup>2</sup> green roof to the centre of the roof, with a 3m<sup>2</sup> green roof featuring above the residential storage area to the north of the building. The green roof structures will be planted with a wildflower turf such as the Heritage Meadowmat Wildflower Turf, or with a Sedum blanket such as the Enviromat Sedum Extensive Green Roof Blanket.

#### **Ground Level Planters – Condition Assessment N/A**

- 6.1.2 The proposed ground level planters will be planted with suitable species to enhance biodiversity and to soften the appearance of hard standing within the application boundary. Native, flowering plant species are favoured to increase biodiversity within the site such as dogrose (*Rosa canina*), holly (*Ilex aquifolium*) and dogwood (*Cornus sanguinea*).





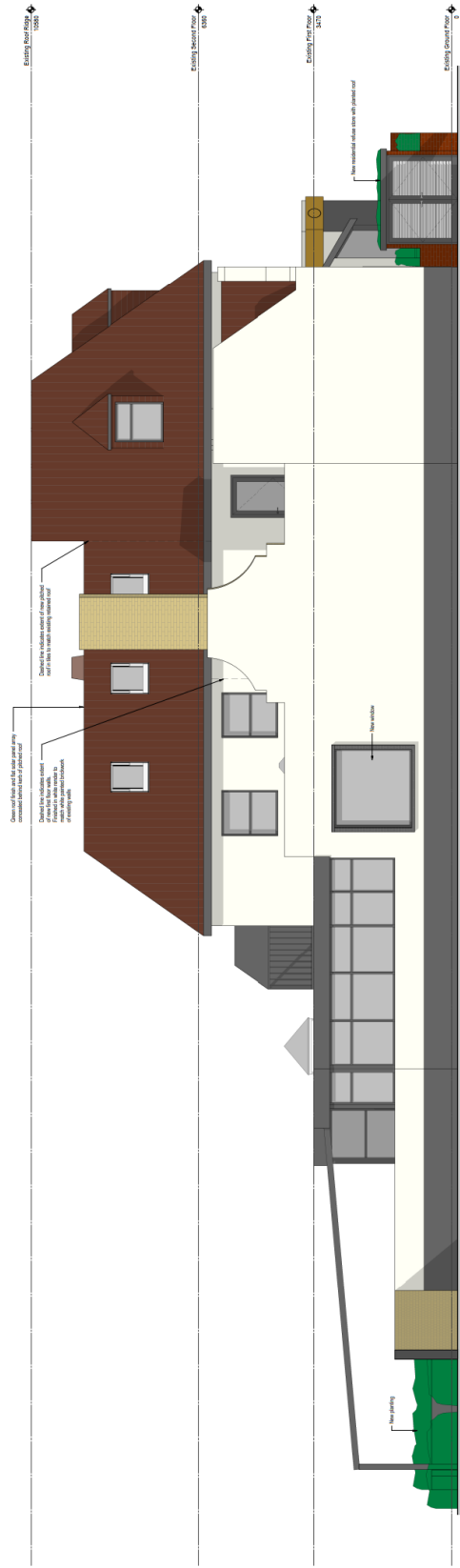
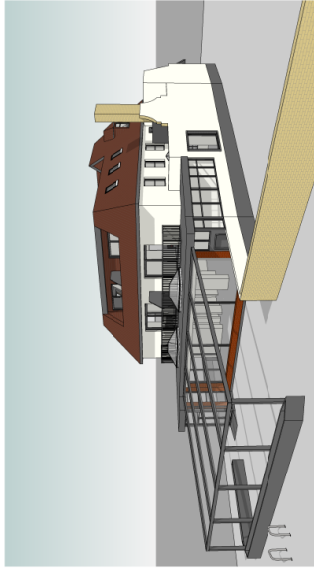
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Drawn by: J.P.  
 Date: 17/01/2024  
 Project: Edinborough, N9 9PB

Proposed Front (North) Elevation (A1)  
 ID: DC82/PL110  
 Scale: 1:50



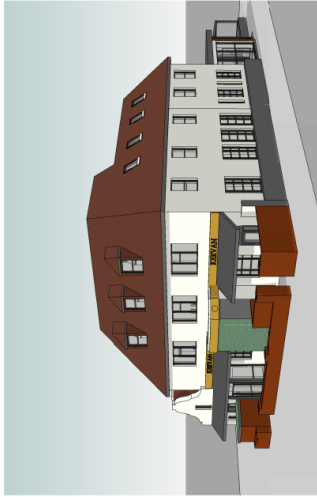




1 Proposed Site 1 (East) Elevation  
1:50

**TECHNICAL DETAIL**  
 1:1000  
 WWW.TECHNICALDETAILS.CO.UK  
 020 3000 1300  
 17/01/2024  
 80 Church Street  
 Epsom, Surrey, Middlesex, Surrey, Middlesex, Surrey, Middlesex  
 Elevation (A1)  
 1:50





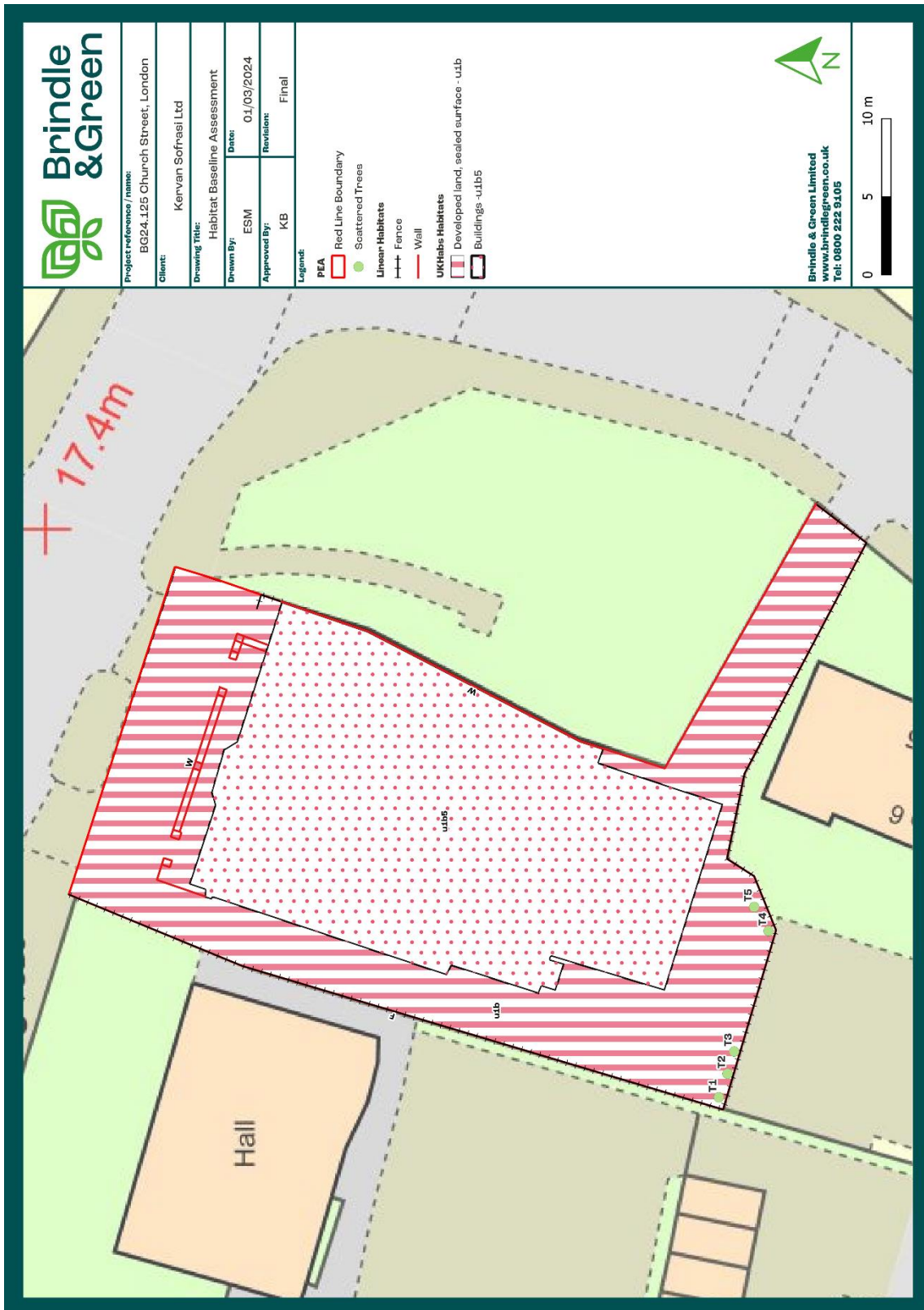
1 Proposed Side 2 (West) Elevation  
1:50

**TECHNICAL DETAIL**  
 DESIGN FOR THE REAL WORLD  
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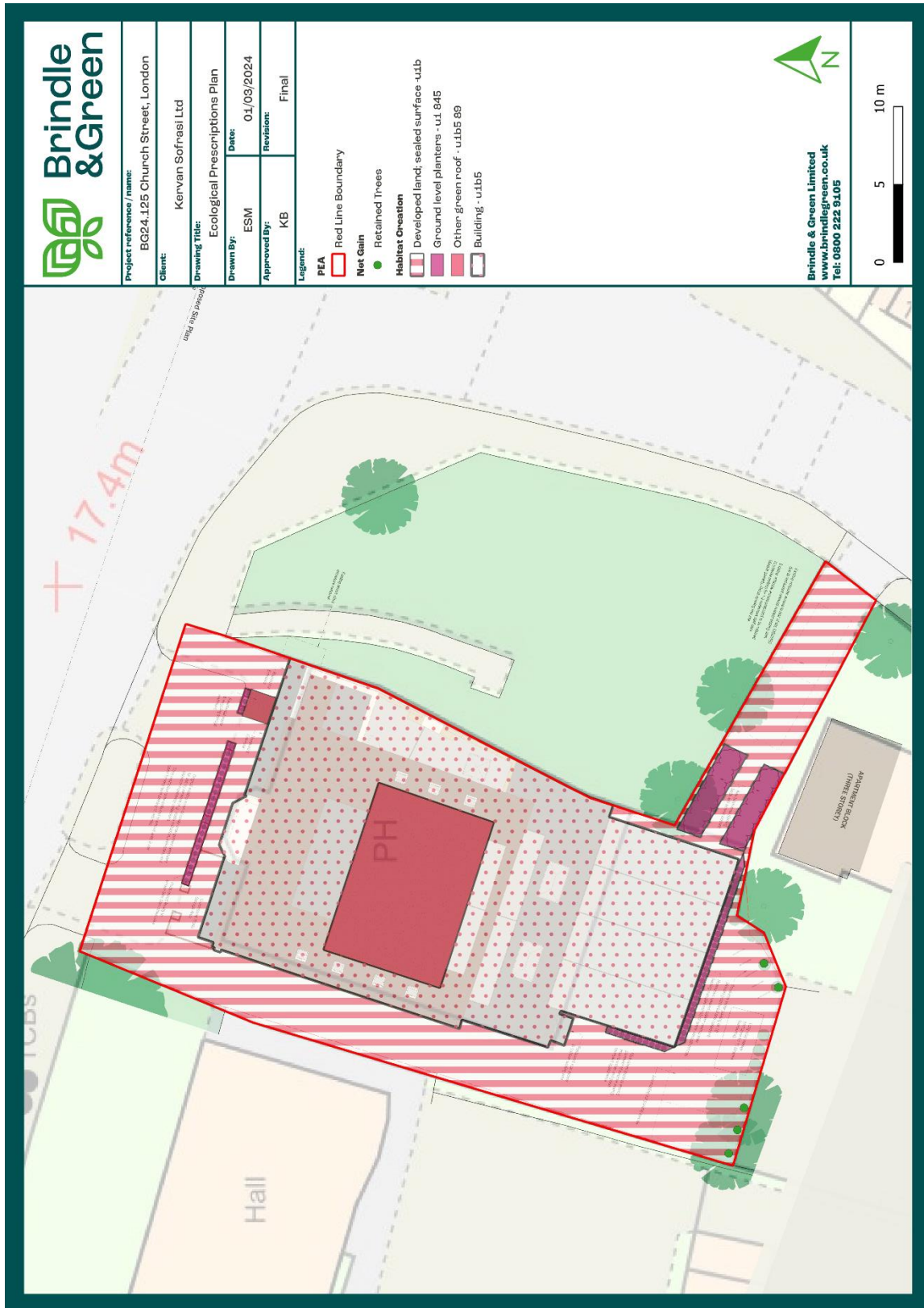
Project No: 17/07/2024  
 Client: AEH  
 Location: 80 Church Street, Edmonston, N9 9PB

Project Name: Proposed Side 2 (West) Elevation (A1)  
 Drawing No: TDC082 PL/240  
 Scale: 1:50

# Appendix 2. Existing Habitats



# Appendix 3. Ecological Prescriptions



## Appendix 4. References

CIEEM (2019), Biodiversity Net Gain Good Practice Principles For Development.

Department for Environment, Food and Rural Affairs (2023). The Small Sites Metric (Statutory Biodiversity Metric) – User Guide (draft).

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