Kentish Town UK Office Propco Limited

Ecological Services

Biodiversity Net Gain Report

Highgate Studios, Camden

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Rev002			
Amended by:	LC	Associate Director	18/04/2023

Executive Summary

Assystem (formally Schofield Lothian) was commissioned by Trium Environmental Consulting LLP to undertake a Biodiversity Net Gain Assessment of land at Highgate Studios, 53-79 Highgate Rd, London NW5 1TL ('the site').

A Biodiversity Net Gain assessment was undertaken using the Defra Biodiversity Metric Calculator 3.1 to further understand the biodiversity enhancements the Proposed Development could provide.

The Environment Bill has been given Royal Assent and become the Environment Act 2021. This will make Biodiversity Net Gain (BNG) mandatory for developments including developments deliver at least 10% increase in biodiversity[1].

The site comprises of 'buildings', 'hardstanding', 'ornamental planting' and 'urban tree' habitats.

The application site is located at Highgate Studios, 53-79 Highgate Rd, London, NW5 1TL, within Camden, on the western side of Highgate Road, bounded by Sanderson Close to the north, the Murphy's Yard site to the west and Carker's Lane to the south. The Site falls within the Kentish Town Industrial Area and varies between 4-5 storeys in height, comprising a self-contained café and flexible uses as either office, nursery or retail.

The site area is approximately 1.1 hectares (ha) (11,030 m^2) and is currently occupied by a large, shared office complex, a Puregym, a bar/restaurant (Never For Ever), a raised storey car park and a ground level car park.

The Proposed Development will include the demolition of existing buildings and structures at Plot A and Plot F and erection of a 7-storey building at Plot A and 4-storey building at Plot F; part demolition of the basement at Plot G in connection with erection of a new building at Plot F and part demolition of the basement at Plot D in connection with the extension to Plot E; erection of extensions at Plot B, E and J on the existing buildings; roof extension of Plot I; external refurbishment of the existing buildings at Plot C and D; demolition of existing security structure and replacement with a new entrance pavilion, with cycle parking, hard and soft landscaping and associated works and plant; to provide Class E (g) use plus a range of other supporting and ancillary uses.

The Proposed Development habitats included, 'intensive green roof', 'extensive green roof', 'rain gardens', 'green wall (climbers)', 'ground level biodiverse planting' and 'standard trees'.

Our assessment concludes that a total net change in habitat units equates to 1.55, (using the Defra Biodiversity Metric Calculator 3.1), resulting in a Biodiversity Net Gain (BNG) increase of 412.80%. Given the increase of this initial biodiversity net gain assessment at this early stage in planning the scheme is likely to achieve at least a 10% net gain, as set out in the Environmental Bill 2020, once construction is complete.

[1] *Environment Act (2021) https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted*

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1 Introduction

1.1 Background Information

1.1.1 Assystem was appointed by Trium Environmental Consulting LLP (Trium) on behalf of Kentish Town UK Office Propco Limited, to carry out an extended Phase 1 habitat survey of land at Highgate Studios, 53-79 Highgate Rd, London NW5 1TL (grid reference TQ287854), in order to prepare a Biodiversity Net Gain Report.

1.1.2 By undertaking an investigation of the habitats and species present, this report will provide the Applicant with a greater understanding of the ecological value of the area. It identifies any potential risks, obligations and restrictions that may be necessary to guarantee compliance with wildlife legislation.

1.2 Site Description

1.2.1 The application site is located at Highgate Studios, 53-79 Highgate Rd, London, NW5 1TL, within Camden, on the western side of Highgate Road, bounded by Sanderson Close to the north, the Murphy's Yard site to the west and Carker's Lane to the south. The Site falls within the Kentish Town Industrial Area and varies between 4-5 storeys in height, comprising a self-contained café and flexible uses as either office, nursery or retail. The site area is approximately 1.1 hectares (ha) (11,030 m^2) and is currently occupied by a large, shared office complex, a Pure Gym, a bar/restaurant (Never For Ever), a raised storey car park and a ground level car park.

1.3 Planning Policy

1.3.1 National, regional, and local planning policies help guide the proposed development. The following paragraphs identify relevant planning policies and discuss these in the context of the site.

1.3.2 Under the Natural Environment and Rural Communities (NERC) Act 2006, "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". To comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.

1.3.3 In accordance with the National Planning Policy Framework (NPPF), proposals should seek to demonstrate BNG. The NPPF states plans (paragraph 179b) should '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'[3].

1.3.4 The National Planning Practice Guidance (NPPG) was published in March 2016, and last updated by the Government in July 2021, and sits alongside the National Planning Policy Framework ('NPPF'), which was last updated in 2021. The NPPG adds further context to the NPPF and should be read together.

1.3.5 Mandatory biodiversity net gain as set out in the Environment Bill is likely to become law in 2023. The Bill sets out the requirement for a minimum 10% gain required calculated using the Biodiversity Metric 4. Many Local Planning Authorities have started to include biodiversity net gain requirements into Local Plan policy ahead of 2023.

1.3.6 The London Plan (2021) includes policy G6 Biodiversity and Access to Nature which requires 'developments to make urban greening a fundamental element of design and to deliver net gains for biodiversity'[5].

1.3.7 Camden Council had written a new Biodiversity Strategy which is currently going through consultation and has therefore not yet been released to the public.

1.3.8 The Biodiversity Strategy sets out how the Council will work to achieve the vision and objectives. The Biodiversity Strategy will aim to incorporate the below outputs:

- The Camden Nature Recovery Network – a map identifying important areas for biodiversity and opportunities for connecting and enhancing them through corridors and stepping-stones, recognising the importance of connectivity for biodiversity.
- The Camden Nature Partnership – a partnership of organisations working to improve biodiversity in the Borough (many of whom contributed to the development of the Strategy) who will help develop the Action Plan and Nature Recovery Network, share information and best practice, identify potential joint working opportunities, advise the Council and advocate shared objectives to a wider audience.

1.3.9 The Biodiversity Strategy includes the following proposed objective: achieve net gain in biodiversity through planning decisions that are supported by policy and guidance and identify and deliver opportunities to increase biodiversity in urban areas[2].

1.4 Proposed Works

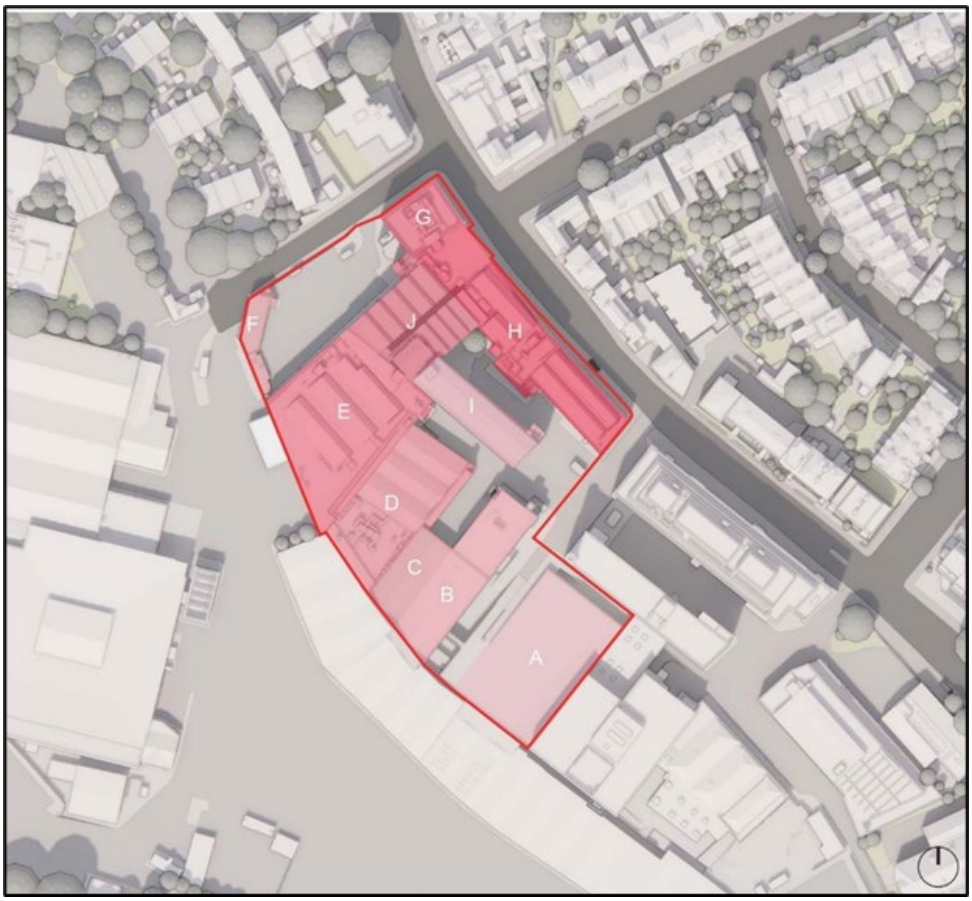
1.4.1 The Proposed Development will include the demolition of existing buildings and structures at Plot A and Plot F and erection of a 7-storey building at Plot A and 4-storey building at Plot F; part demolition of the basement at Plot G in connection with erection of a new building at Plot F and part demolition of the basement at Plot D in connection with the extension to Plot E; erection of extensions at Plot B, E and J on the existing buildings; roof extension of Plot I; external refurbishment of the existing buildings at Plot C and D; demolition of existing security structure and replacement with a new entrance pavilion, with cycle parking, hard and soft landscaping and associated works and plant; to provide Class E (g) use plus a range of other supporting and ancillary uses

1.5 Quality Assurance

1.5.1 All lead Assystem ecologists are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work.

[2] *Creating space for nature: Camden Biodiversity Strategy (2021)*

Figure 1: Site Redline Boundary (the pink denotes different buildings and their names)



1.6 Purpose of the Biodiversity Net Gain Assessment

1.6.1 This assessment will provide the Applicant with a greater understanding of the BNG which could be achieved from the Proposed Development. This assessment will aim to:

- Provide baseline habitat classification including habitat distinctiveness, condition and strategic significance of each habitat.
- Clearly identify the methodology of this assessment.
- Calculate baseline pre- and post-development habitat units for the site based on current landscaping information using the Defra Biodiversity Metric 3.1.
- Aim to achieve BNG (at least 10%) on-site wherever possible.

1.6.2 For the Proposed Development to meet the BNG requirement the proposed works need to:

- Create strong links between the surrounding habitat;
- Increase biodiversity by including new/extended native habitats across the site;
- Use plant species known for their ability to mitigate the effects of urban pollution and the ability to capture and clean surface water run-off.

1.7 Principles of Biodiversity Net Gain

1.7.1 This BNG assessment will follow the ten principles as established by the Chartered Institute of Ecology and Environmental Management (CIEEM)2 to create the most accurate biodiversity net gain assessment possible. The 10 best practice principles are as follows.

- Principle 1. Apply the Mitigation Hierarchy: do everything possible to first avoid and then minimise impacts on biodiversity.
- Principle 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.
- Principle 3. Be inclusive and equitable: engage stakeholders early, and involve them in designing, implementing, monitoring, and evaluating the approach to Net Gain.
- Principle 4. Address risks: mitigate difficulty, uncertainty, and other risks to achieving Net Gain.
- Principle 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.
- Principle 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.
- Principle 7. Be additional: achieve nature conservation outcomes that demonstrably exceed existing obligations.
- Principle 8. Create a Net Gain legacy: ensure Net Gain generates long-term benefits.
- Principle 9. Optimise sustainability: prioritise BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- Principle 10. Be transparent: communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

2 Methodology

2.1 Site Visit

2.1.1 An extended Phase 1 habitat survey[3] along with BNG Condition Assessments were undertaken on 21st September 2022 by AEIL Ltd (previously Schofield Lothian).

2.1.2 The site was surveyed using the phase 1 Habitat survey method. The method classified the site into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described. The vegetation present was clearly visible and allowed an accurate assessment to be made. An extended Phase 1 Habitat Plan was produced (**Appendix A**).

2.1.3 This report is valid for a period of two years from the survey undertake on 21st September 2022. This is reasoned in line with good practice guidelines[4].

[3] *http://archive.jncc.gov.uk/pdf/pub10_handbookforphase1habitatsurvey.pdf*
[4] *https://cieem.net/resource/guidelines-for-ecological-report-writing/*

2.2 Calculation of Biodiversity Net Gain

2.2.1 The metric approach to calculate the biodiversity net gain units of the site was achieved using the Biodiversity Metric 3.1 (DEFRA, 2021). This method provides a quantitative approach to the losses and gains that result from the Proposed Development and land use changes.

2.2.2 Metric calculations have been undertaken by Joanna Meredith, an ecologist with 5 years' experience in undertaking habitat surveys and other ecological surveys.

2.2.3 The Defra Metric 3.1 presents a detailed summary of the resultant biodiversity unit change, separated by habitat type.

2.2.4 A biodiversity unit change has been provided for habitat units only no hedgerow units are present in in the baseline or proposed development (hedgerows). However, caution has been applied when interpreting these numbers. It is important to note that Biodiversity Net Gain should assess habitats in isolation and any unit losses or gains considered in detail. This assessment therefore considers like-for-like assessment of broad habitat groups (and therefore the BNG units for priority habitats) and includes a review of the effect of the proposals on each habitat group.

2.2.5 The discussion also considers the wider context of the planning application, surrounding landscape, wider ecological functions not captured by the BNG Process, and socio-economic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles[5].

2.3 Baseline Calculation

2.3.1 To calculate the ecological baseline unit for the site the following data and assessments were undertaken:

- Phase 1 Habitat classifications were converted to UK Habitat Classification Habitats through the Defra Metric 3.1 conversion tool and assigned a pre-set distinctiveness value, indicative of the inherent 'value' of these habitats
- The area (hectares) of each habitat and length of linear habitats (km) within the application boundary was calculated from the Phase 1 Habitat mapping.
- As it's recommended that a 0.01ha minimum unit is used throughout the Defra Metric 3.1, scattered trees were either measured on an aerial image or calculated using the Street tree helper tool due to their small spatial size/extent.
- Where applicable, habitats were subject to a 'condition assessment'. The 'condition' of the habitat is a measure of habitat quality and measures the 'working-order' of the habitat against the optimal state of the habitat type.
- Habitats were subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity.

2.3.2 Baseline inputs (as detailed above) were entered into the Defra Metric 3.1 to calculate baseline 'biodiversity units' for the Site.

[5] Baker J., Hoskins R. and Butterworth T. (2016). *Biodiversity Net Gain. Good practice principles for development*. Ciria, London.

2.4 Proposed Development Assessment

2.4.1 The same process was repeated for the final proposals along with the following additional methods:

- The loss of baseline habitats (both polygon and linear data) was calculated by overlaying the footprint of the proposals onto the Phase 1 Habitat mapping. Using this method, the area of loss to each habitat was determined.
- The proposals were reviewed to identify habitats created, retained and enhanced. The proposed habitats were subject to condition and strategic significance assessments.
- Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier), the difficulty of habitat re-creation (difficulty multiplier), and habitat creation advancement/delayed (pre-advancement/delayed multiplier). The temporal and difficulty multipliers were applied as standard from the Defra Metric 3.1. The advancement/delayed multiplier was set to 0 years for all habitats. No advancement is proposed, and no habitat creation is likely to be *"delayed significantly beyond the point at which the baseline losses occur"*[7] (i.e., loss and replacement of habitat, which is of low ecological value, will occur within two years).

2.4.2 Collated data and assessments were entered into the Defra Metric 3.1 to calculate a biodiversity unit score for the proposals.

2.5 Habitat Condition and Strategic Significance

2.5.1 The habitat condition for the baseline habitats were assessed during the Phase 1 Habitat Survey and professional judgement was used to classify each condition.

2.5.2 The habitat condition for created habitats was assigned taking a precautionary approach and considering the average condition similar habitat types may have.

2.5.3 Strategic significance was assessed within the Biodiversity Metric 3.1. Strategic significance was assessed by determining whether the habitat areas within the site boundary occur in known areas identified as strategic locations for biodiversity. Strategic significance also considers whether the habitats within the site form part of a designated site for nature conservation. Strategic significance was assessed by research within local biodiversity plans and Ecological Mapping Networks such as Defra's MAGIC Maps.

2.5.4 The site is not located within a strategically significant ecological area. Therefore, baseline and proposed habitats were assigned as 'Area/compensation not in local strategy/ no local strategy'.

2.6 Trading Rules with Biodiversity Net Gain Assessments

2.6.1 The trading rules within the Defra Metric 3.1 incorporates the concept of 'trading up' which requires conservation through the offsetting of biodiversity components with ones with a higher conservation priority. For example, if a habitat of high ecological value is being lost due to the proposed development the habitat loss needs to be offset with the same habitat or a habitat of higher ecological value to ensure a biodiversity net gain.

2.7 Limitations and Constraints

2.7.1 Full BNG calculations using the metric approach cannot be fully completed until post construction. This will then generate the BNG final calculations to determine if BNG has been achieved. The proposed works submitted for planning permission provide a good representation of the biodiversity net gain which can be achieved by the Proposed Development in order to meet the requirements of the NPPF and the draft Environment Bill 2020.

2.7.2 Whilst the BM3 uses a structured approach to calculating BNG, it does not represent a complete tool for assessing BNG, therefore professional judgement and other sources of guidance have been used where appropriate.

2.7.3 This assessment is based upon the latest illustrative scheme as a development scenario which could feasibly come forward within the parameters sought for approval.

3 Results

3.1 Baseline Habitats

3.1.1 The habitats present within the Site are set out below:

- Habitat Parcels
- Urban – ornamental planting (planters),
- Urban – buildings,
- Urban – hardstanding,
- Urban – urban tree.

3.1.2 Appendix B sets out the Condition Assessments for each habitat parcel. A condition assessment was only applicable to the urban tree habitat on site.

3.2 Post-Construction Habitats

3.2.1 The landscaping proposals can be found in Appendix C.

3.2.2 Assessment of the proposals is split into three sections, as detailed below:

- **Retained/Lost habitats**, which identifies habitats retained and protected during the implementation of the proposals and, those to be removed
- **Created Habitats**, which assesses habitats which will be created as part of the proposals, and outlines measures how these habitats will reach target condition
- **Enhanced Habitats**, which assesses habitats which will be created as part of the proposals, and outlines measures how these habitats will reach target condition

3.2.3 Except for the one urban tree all habitats will be lost as a result of:

- Permanent impacts (such as conversion to hard standing and buildings or planting),
- Temporary impacts (such as temporary construction to facilitate works).

3.2.4 The Illustrative Layout and Tree Planting outline the creation of:

- **Urban** - Developed land; sealed surface (Buildings and hardstanding),
- **Urban** - Urban Trees (tree planting),

- **Urban** – Ground level planters (Biodiverse planting),
- **Urban** -Rain gardens,
- **Urban**- Facade-bound green wall (ground-based climbers),
- **Urban**- Intensive green roof,
- **Urban**- Other green roof (biodiverse roof with PVs).

3.2.5 Due to the urban environment and difficulties of understanding maintenance of these habitat types the condition of the habitats which require condition assessments were set to "Poor" as detailed in the guidance for BNG.

3.2.6 The Biodiversity Metric 3.1 sets out core criteria for urban habitats that must be met for habitats to achieve moderate or good condition. These criteria include:

- Varied vegetation structure that provides opportunities for insects, birds and bats,
- Diverse ranges of flowering plants that are native or of known benefit to wildlife,
- Invasive species cover less than 5%,
  Additional conditions:
- Intensive green roofs – have a minimum of 50% native and non-native wildflowers and 70% of the area is soil and vegetation,
- Biodiverse green roofs – have a varied depth of 80 – 150 mm (>50% at 150 mm) and is planted with wildflowers and sedums. To achieve good condition additional habitat such as sand piles, logs etc should be present.

3.2.7 Urban habitats must pass all three of these criteria to achieve a good condition and two for moderate.

3.2.8 The criteria for urban trees include:

- Trees are native species,
- Tree canopy is predominantly continuous,
- The tree is mature[6] or veteran[7],
- There is little to no evidence of an adverse impact on tree health by anthropogenic activities (e.g., vandalism or use of herbicides), there is no current pruning regime so the trees retain >75% of expected canopy for their age range and height,
- Microhabitats for birds, mammals and insects are present (e.g., deadwood, cavities, ivy, loose bark),
- More than 20% of the tree canopy area is oversailing vegetation beneath.

3.2.9 Trees must pass at least five of these criteria to attain a good condition score, and at least three to achieve a moderate condition.

3.2.10 The landscaping plan outlines the scope for the delivery of 29 trees. Based on the locations, these trees have been assumed to only grow to a small size. The area of the urban trees was calculated using the above assessment via the Urban Street Tree Helper. Given the locations of the trees and likely management pressures (surrounded by hardstanding and not in a natural green environ), the condition of these trees was set to "Poor".

[6] Mature trees are at least 2/3 of the expected fully mature height.
[7] All ancient trees are veteran trees, but not all veteran trees are ancient. Veteran trees may not be very old but have decay features that contribute to its biodiversity, cultural and heritage value.

4 Discussion

4.1.1 Decision making during the development of the proposals has been informed and influenced by the Biodiversity Net Gain: Good Practice Principles for Development guidance to ensure these obligations for achieving BNG have been met. In addition, throughout the construction of the Proposed Development, these principles will be adhered to.

4.1.2 Following the avoidance tier of the mitigation hierarchy, the Proposed Development will retain and protect the habitat which provided ecological value which was the one urban tree found in the baseline of the site.

4.1.3 Following the mitigation and compensation tiers of the mitigation hierarchy, ecological losses have been targeted on inherent low ecological value habitats of hardstanding. In addition, the Proposed Development has made provisions for the replacement of habitats lost to habitats of greater ecological value whilst greatly increasing the biodiversity units present on the site through the introduction of new trees, green walls, green roof, rain gardens and biodiverse planting on areas which have previously just been hardstanding and buildings. These new habitats should provide a range of species from invertebrates to bats and birds and mammals with a range of new foraging and nesting/ roosting habitat.

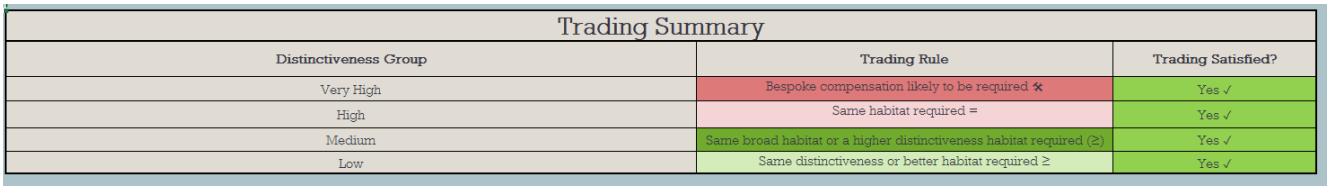
4.1.4 Overall, the headline results demonstrate a net biodiversity gain of 1.55habitat units which equates to a net gain of 412.8%.

Figure 2: Headline Results from the BNG Calculator

On-site baseline	*Habitat units*	0.30
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.55
	Hedgerow units	0.00
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	412.80%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1.25
	Hedgerow units	0.00
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	412.80%
	Hedgerow units	0.00%
	River units	0.00%
Trading rules Satisfied?	Yes ✓	

4.1.5 In addition, the Trading Rules been met.

Figure 3: Trading Summary



Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ⚒	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

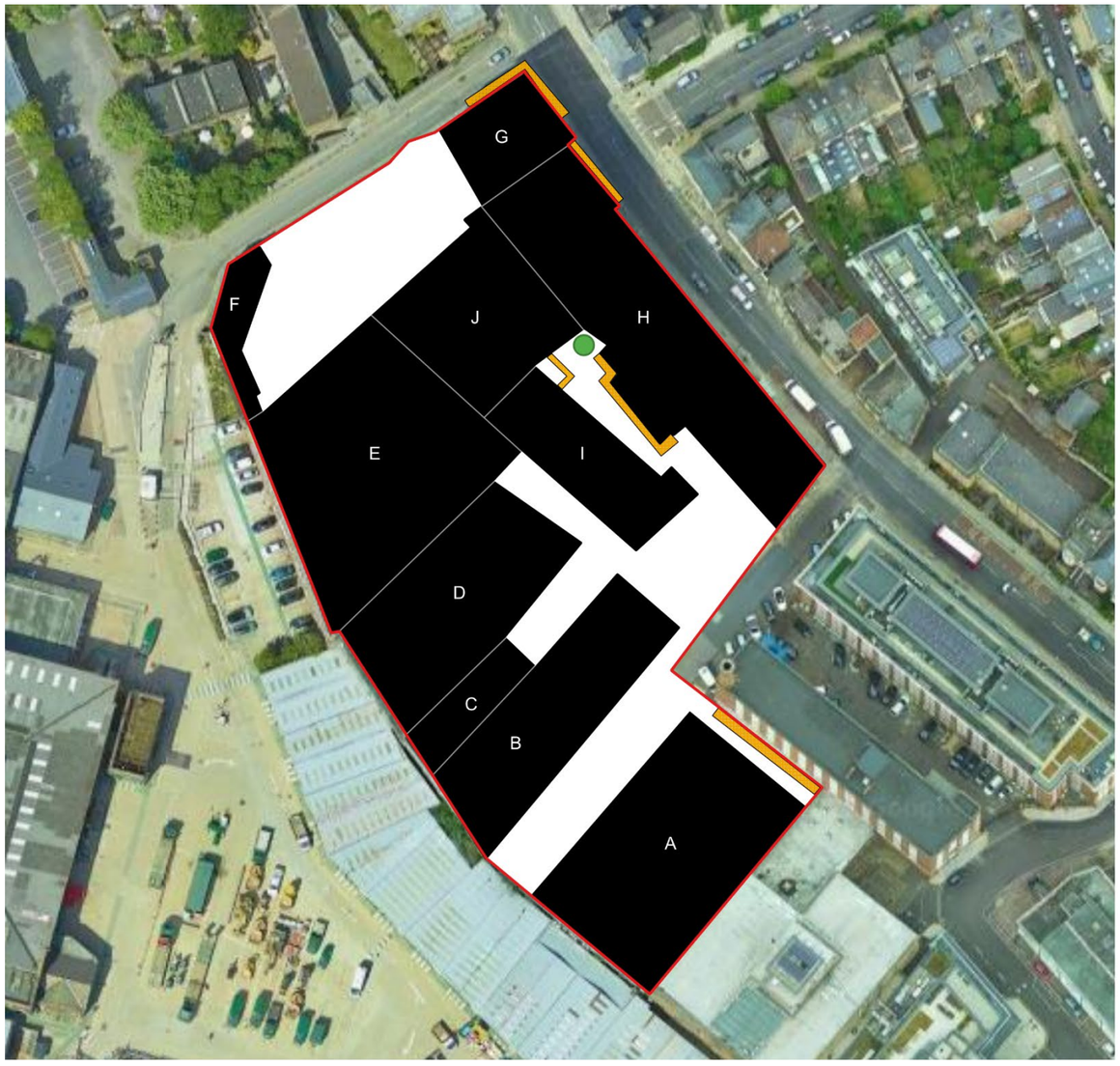
4.1.6 It should be noted that the Defra Metric 3.1 does not capture all ecological impacts and enhancements. In relation to this Proposed Development, additional considerations include species specific enhancements. This includes bat and bird boxes, as well as log piles and hibernacula, which will enhance the site for protected and notable species by providing new ecological functions within the site for these species (e.g., breeding and hibernation opportunities).

4.1.7 The Proposed Development will include the following ecological enhancements:

- Inclusion of bat boxes on the lift shafts of the refurbished buildings the number of which will be detailed in an Ecological Enhancement Plan that will be detailed as a condition of the planning application,
- Inclusion of bird boxes on the refurbished and new buildings in particular for swifts,
- Green roofs including log piles to provide habitats for invertebrates,
- Biodiverse planting schemes to provide habitat for invertebrates.

4.1.8 Of the proposed habitats, none are set to target a higher condition than “Poor”, in line with best practice. This is because of the inherent management pressures these urban habitats will be subject to in this context. On this basis, a long-term monitoring plan is not required as part of this BNG Assessment. However, a single monitoring visit to ensure the habitat proposed have been implement is required.

Appendix A Phase 1 Habitat Survey Map



Key - including Phase 1 Habitat Codes

- Red Line Boundary
- J3.6 - Buildings
- J5 - Hardstanding
- A3.1 - Scattered Tree
- J5 - Raised Ornamental Planter

Client	Trium Environmental Consulting LLP
Project	TRI055 - Highgate Studios
Title	Phase 1 habitat map
Reference	Figure 1
Drawn	JW
Date	05/10/2022

0 10 20 m

Appendix B Condition Assessment Table

Condition Sheet: URBAN TREES Habitat Type

Linear Blocks: Lines of trees along streets, highways, railways and canals whose canopies may or may not overlap continuously.

	Condition Assessment Criteria	Condition Achieved (Y/N)	Notes/Justification
1	The tree is a native species(or more than 70% within the block are native species).	N	
2	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
3	The tree is mature[2] or veteran[3] (or more than 50% within the block are mature[2] or veteran[3]).	Y	
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	N	
5	Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark	N	
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
		Number of criteria passed	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 of 6 criteria	Good (3)	2
Passes 3 or 4 of 6 criteria	Moderate (2)	
Passes 0, 1 or 2 of 6 criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Appendix C Illustrative Masterplan

Level 1 – Ground Floor Planting

LANDSCAPE SITEPLAN - GROUND FLOOR - L00

1:200

NOTES

The author takes no responsibility for any dimensions obtained by scaling this drawing.

All dimensions and levels to be checked on site by the contractor and such dimensions to be his responsibility.

Report all drawing errors, omissions and discrepancies to the Landscape Architect.

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#	DESCRIPTION
1.	For all architectural layouts refer to Architect's drawings
2	For site levels refer to the Site Survey

0 5 10 20m

REV	DATE	DESCRIPTION	SIGNED
1	23.04.12	Updated landscape following P&Co's drawings issued on 11.04. Issued for calculation of UGF and SuDs	CLB

PROJECT:

HIGHGATE STUDIOS

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NOT FOR CONSTRUCTION

STATUS:	STAGE
PLANNING SUBMISSION	S2

DRAWN BY / DATE	CHECKED / DATE	SCALE / FORMAT
CLB / 7.11.2022	CLB / 12.04.2023	1:200 @ A0

DRAWING TITLE:

PROPOSED LANDSCAPE
GROUND FLOOR SITEPLAN

DRAWING NUMBER:

PROJECT	AUTHOR	DISC	STAGE	SERIES	LEVEL	SECTOR	REV
001 -	CLB -	L -	S2 -	10 -	00 -	00 -	01

Appendix D Roof Plan

LANDSCAPE SITE ROOF PLAN

1:200

NOTES

The author takes no responsibility for any dimensions obtained by scaling this drawing.

All dimensions and levels to be checked on site by the contractor and such dimensions to be his responsibility.

Report all drawing errors, omissions and discrepancies to the Landscape Architect.

DISCLAIMER

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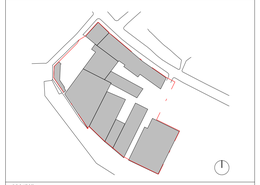
#	DESCRIPTION
1	For all architectural layouts refer to the Architect's drawings.
2	For site levels refer to Site Survey.

LEGEND

- Biodiverse Green Roofs + PVs
- Intensive Green Roofs
- Terraces
- Plant Room Roofs

0 5 10 20m

REV	DATE	DESCRIPTION	SIGNED
2	23.04.13	General update	CLB
1	23.04.12	Updated landscape roof areas following P&Co's drawings issued on 11.04. issued for calculation of UGF and SuDs.	CLB



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NOT FOR CONSTRUCTION

STATUS:	STAGE
PLANNING SUBMISSION DRAFT	S2

DRAWN BY / DATE	CHECKED / DATE	SCALE / FORMAT
CLB / 7.11.2022	CLB / 12.04.2023	1:200 @ A0

DRAWING TITLE:

PROPOSED LANDSCAPE SITE ROOF PLAN

DRAWING NUMBER:

PROJECT	AUTHOR	DISC	STAGE	SERIES	LEVEL	SECTOR	REV
001	CLB	L	S2	10	10	00	02

Appendix E Location of the climbers

Appendix F Legislation - The Environment Act 2021

A.1.1 The focus of the Act is the "…provision for targets, plans and policies for improving the natural environment…" and its requirements are structured around a number of broad themes (noting this is not a comprehensive summary of the provisions):

A.1.2 Nature and biodiversity – Part 6 of the Act importantly makes provision for "biodiversity gain in planning" which will apply to applications under the Town & Countryside Act and the Planning Act. In addition, the responsibilities on Government or public bodies have changed, including through:

- strengthening the existing biodiversity duty;
- requiring biodiversity reports;
- setting up local nature recovery strategy areas;
- providing for national habitat mapping; and
- establishing species conservation and protect site strategies.

A.1.3 Section 98 and 99 introduce biodiversity gain requirements that make changes to the Town & Country Planning Act and The Planning Act. The commencement of these changes and whether secondary legislation will be required to enact them will have to be subject to legal interpretation and advice.

A.1.4 Conservation covenants– Part 7 of the Act makes provisions for conservation covenants which essentially support the "biodiversity gain in planning" concept by providing a mechanism through which any gains can be secured and managed. These come into force at the point that the Secretary of State "by regulations appoints".

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