# Biodiversity Net Gain Report

# Land at 160 Malden Road, Kentish Town

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited, or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

## 1.0 Introduction

1.1 The site (TQ 28060 85165) includes a building, areas of hardstanding and self-seeded trees. The site is situated to the north of Malden Road in Kentish Town, between the Gypsy Queen pub and Wellesley Road Care Home. The local landscape consisted of residential dwellings to the south-west, sports pitches to the south-east, residential flats to the north-west and north-east, and a construction site to the north.

1.2 The extent of the site is shown in Figure 1 below. Proposals for the site comprise construction of a residential building with communal garden and ornamental planting. The proposals are shown in Figure 2.

***Figure 1: Approximate location of the red line boundary.***

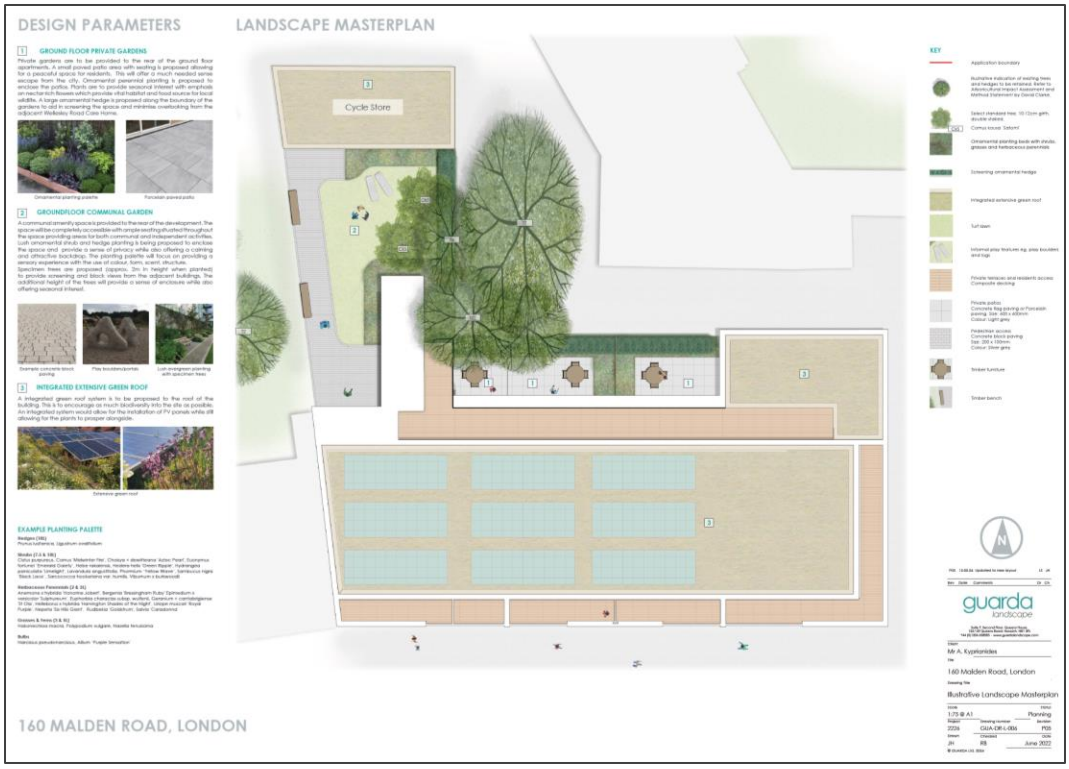


***Figure 2: Proposed site plan (June, 2022).***

1.3 Biodiversity Net Gain (BNG) principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape, and support biodiversity and habitat enhancement. BNG principles are set within the Environment Act (2021).

## 2.0 Methodology

2.1 In order to identify areas for ecological enhancements, a site visit was undertaken on the 12th of February 2024 by the Ecology Partnership.

2.2 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Act's provisions for mandatory biodiversity net-gain in England and defines 'measurable' net gains.

2.3 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value. These are dependent on the condition and location of the habitat, in order to calculate '**biodiversity units**'.

2.4 The site has been assessed in terms of the condition assessment during February 2024, following the standard metric guidelines.

## 3.0 DEFRA Metric

3.1 The site has been assessed in terms of the condition assessment of the baseline, following the standard metric guidelines.

***Site Specific DEFRA Metric Calculations***

3.2 The habitats currently present on site, as well as offsite trees that will be impacted, have been identified and assessed. These are shown in Table 1 and Figure 3, below.

***Table 1: On-site habitat breakdown – Pre-Development 0.11 ha***

| Habitat | Area (ha) | Condition |
|---|---|---|
| Urban – Developed land; sealed surface | 0.087 (To be lost) | Area used to describe the building / hardstanding areas on site.<br><br>Considered **'N/A-Other'** condition. |
| Individual trees – Urban trees | 0.016 (0.012 to be lost) | Includes the maple tree (T4) & sycamore trees (G1 &T6) on site, T5 is not considered as a tree within the metric as it is not greater than 7.5cm DBH<br><br>Considered **'Poor'** condition. |
| **Total (excluding trees)** | **0.087** | |

3.3 The proposed habitats post-development have been estimated from the illustrative landscape master plan (Drawing no. GUA-DR-L-006).

3.4 Specific targets for areas of habitats have been provided to achieve biodiversity net gain. The proposed layout and associated habitats are shown in Figure 4 below. The habitats shown in the post development plans are the habitats which have been included within the DEFRA metric.


*Figure 3: Existing habitats on site.*

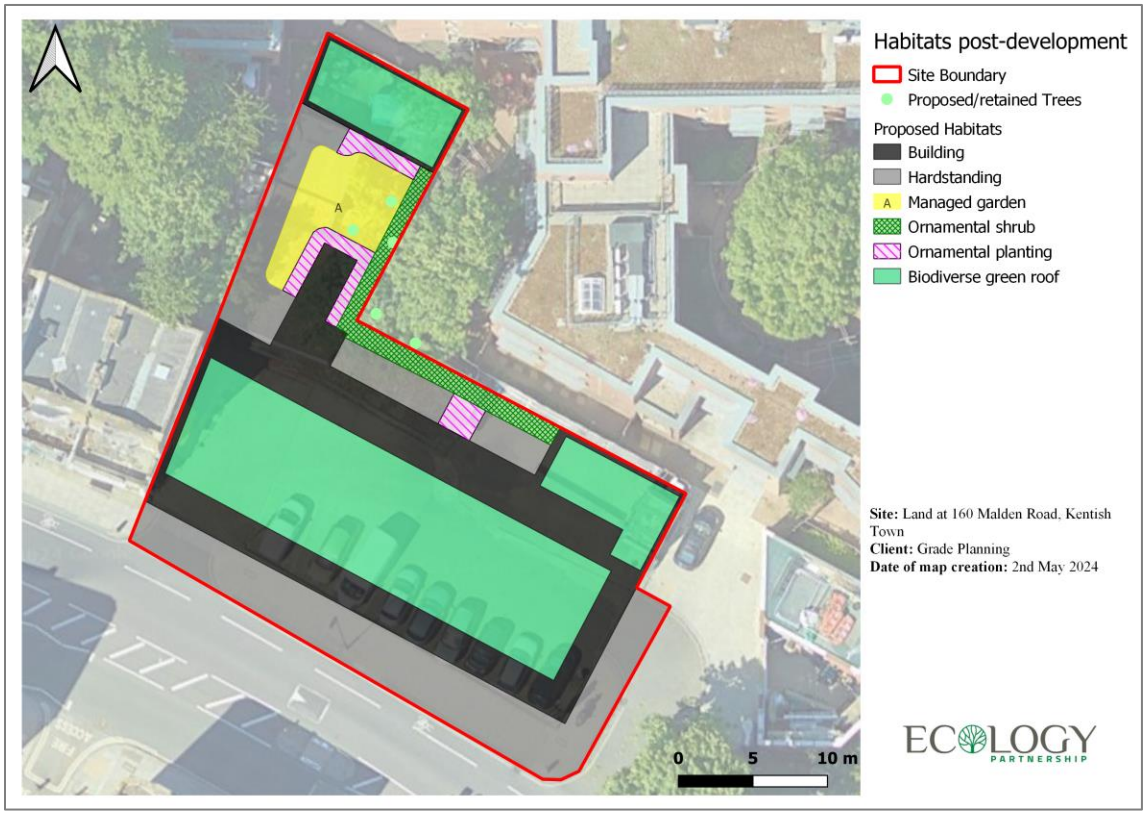


*Figure 4: Proposed post-development habitats.*

3.5 The habitat types and areas from the proposals are shown below in Table 2.

***Table 2: Habitat Breakdown – Post Development 0.11 ha***

| Habitat type | Area (ha) | Condition |
|---|---|---|
| Urban - Developed land; sealed surface | 0.044 | Area used to describe the building / hardstanding.<br><br>Considered **'N/A-Other'** condition. |
| Urban – Vegetated garden | 0.007 | Used to describe the managed communal grass area and ornamental planting areas of the ground floor private gardens.<br><br>Considered **'N/A-Other'** condition. |
| Urban – Biodiverse green roof | 0.033 | Used to describe the green roof areas proposed on top of the building.<br><br>Considered **'Good'** condition. |
| Urban – Introduced shrub | 0.003 | This habitat includes the proposed areas of ornamental planting post-development.<br><br>Considered **'N/A-Other'** condition. |
| Individual trees – Urban trees | 0.012 | This includes the two newly planted trees and one retained tree within the communal garden area.<br><br>Considered **'Poor'** condition. |
| **Total (excluding trees)** | **0.087** | |

3.6 The proposed development is removing the existing building, hardstanding car park and three trees onsite. The development is replacing these with a new building including a green roof, communal garden, cycle store, private gardens, ornamental shrubs and three new urban trees.

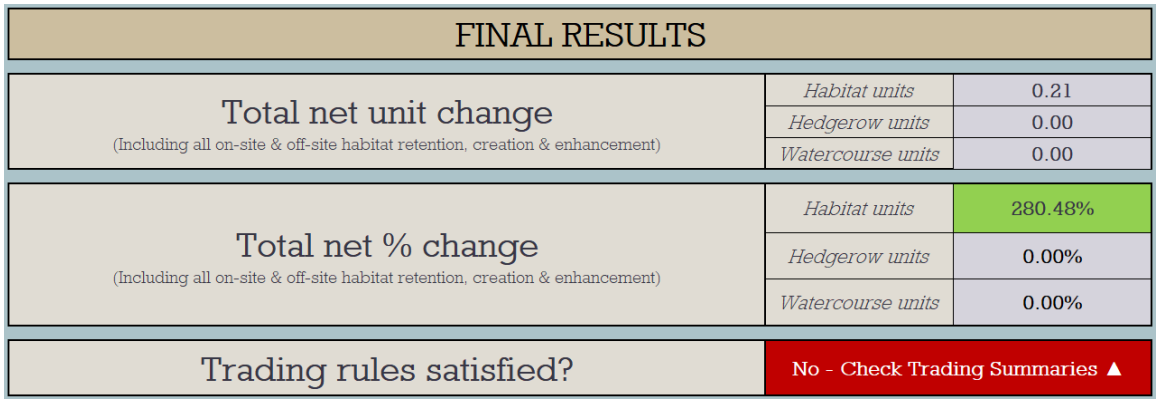


***Figure 5: Headline results for the proposed habitats.***

3.7 Initial calculations indicate that a **280.48%** net gain in habitat units is achievable based on the current proposed site plans, however, these calculations also indicate that trading summary rules will not be satisfied due to the loss of three of the small existing trees on site.

3.8 As trading summary rules are not being met through the proposed scheme, it is not considered that a true net gain will be achieved by the development under the DEFRA metric. However, it is considered that the loss of the existing trees on site will be sufficiently mitigated by the planting of a biodiverse green roof on the new building, and through the planting of two new urban trees on site.

3.9 The existing trees on site provide some opportunities for wildlife during the flowering and fruiting season, however, they are mostly of low value to wildlife due to the lack of sufficient canopy foliage to support nesting birds and the lack of ecological niches for invertebrate species. Conversely, the proposed biodiverse green roof that will be created as part of the development creates a number of ecological niches for foraging birds and invertebrate species including pollinators, and provides connectivity to other green spaces within the local area for commuting bats. This habitat type is recommended within the Camden Biodiversity Strategy (Adopted 2022).

3.10 Additionally, the loss of the existing trees on site will be directly mitigated through the planting of two new trees which will eventually reach full potential and support similar ecological opportunities as the existing trees. As such, the creation of these habitats is considered to be an overall benefit to local wildlife, given the urban nature of the site.

## 4.0 Planting and Habitats

4.1 Planting schemes are outlined below which aim to support details required for the BNG this information will need to be incorporated into final landscaping plans. No offsetting measures are considered to be required as part of the proposals as a sufficient net gain can be achieved within the red line boundary.

***B-Lines***

4.2 The site lies within Bug life B-Lines. B-Lines is a landscape scale initiative to enhance declining pollinator populations by connecting up the best remaining wildflower-rich habitats through the creation or restoration of wildflower habitats.

4.3 B-Lines are 3km corridors within which wildflower habitat restoration and creation can be focused and co-ordinated to maximise gains for pollinators. Habitat creation, such as species rich grassland, scrub planting (native planting) and ornamental planting with pollinator friendly species.

***Figure 6: Site within B-Line.***

***Biodiverse Green Roof***

4.4 The proposed green roof is considered to be designed for biodiversity. Biodiverse green roofs avoid the use of sedum mats as these have poor ecological value, and instead comprise a mix of drought tolerant and hardy native wildflowers. Different niches will need to be created within the green roof with no single ecotone accounting for more than 80% of the roof. The substrate should undulate slightly, as opposed to being completely flat. The substrate will need to have a varied depth of 80 – 150mm with at least 50% at 150mm. This variation in substrate depth will help create different niches within the green roof habitat, further strengthening diversity. A '**good**' condition should be achievable through appropriate design and management.

4.5 A suitable wildflower mix could include species such as agrimony (*Agrimonia eupatoria*), kidney vetch (*Anthyllis vulneraria*), common knapweed (*Centaurea nigra*), wild basil (*Clinopodium vulgare*), Viper's bugloss (*Echium vulgare*), lady's bedstraw (*Galium verum*), perforate St John's wort (*Hypericum perforatum*), wild candytuft (*Iberis amara*), field scabious (*Knautia arvensis*), rough hawkbit (*Leontodon hispidus*), oxeye daisy (*Leucanthemum vulgare*), common toadflax (*Linaria vulgaris*) bird's-foot trefoil (*Lotus corniculatus*), musk mallow (*Malva moschata*), wild marjoram (*Origanum vulgare*), hoary plantain (*Plantago media*), cowslip (*Primula veris*), wild mignonette (*Reseda lutea*), wild clary (*Salvia verbenaca*), small scabious (*Scabiosa columbaria*), bladder campion (*Silene vulgaris*), dark mullein (*Verbascum nigrum*).

4.6 Green roofs can include further enhancements, such as open sections of sand for burrowing invertebrates, dead wood piles (for species such as stag beetles), areas of stones and rubble to provide differing microclimates on the roof itself. This creates new niches within the green roof structure. Invertebrate boxes can be established on the green roof to provide additional features of interest.

***Introduced shrub***

4.7 It is recommended that the newly created areas of ornamental planting on site are designed to provide ecological opportunities for invertebrate species. Sweet nectar and protein-rich pollen, especially night-scented flowers, are excellent to encourage insects. These species should be incorporated into the development where possible. It is recommended that any ornamental planting on site post-development should follow the 'RHS Plants for Pollinators' guidelines (rhs.org.uk/plantsforpollinators) regarding the most suitable native and non-native plants to encourage pollinating insects.

## 5.0 Other Enhancements

***Integrated bat features***

5.1 It is recommended that an integrated bat box be installed into the western facing aspect of the new building on site to provide new roosting opportunities for crevice-dwelling bat species. The bat tubes should be inserted in the brickwork at least 4m from ground level in a location not illuminated by artificial lighting.

***Built-in bird boxes***

5.2 Additionally, it is recommended that artificial house sparrow and swift nest sites can be built into the new development to provide nesting opportunities for birds. These will be inserted into the building at least 5m above the ground and become integral with the design.

## 6.0 Conclusions

6.1 The baseline condition of habitats on site is considered to be low, given the dominance of developed land.

6.2 The current proposals are for the existing habitats on site to be replaced by a new building with a biodiverse green roof, with a communal garden area, introduced shrub and five new urban trees.

6.3 Under the current proposals, the scheme would result in a **280.48%** net gain, however, trading summary rules will not be satisfied due to the loss of three existing small trees on site. Notwithstanding this, it is considered that the loss of the existing trees on site will be sufficiently mitigated by the planting of a biodiverse green roof and two new urban trees to replace the ones to be lost, which will result in a significant net gain in biodiversity and be an overall benefit to local wildlife.

6.4 Recommended management, species lists and seed mixes for the scheme have been given within this report, as well as additional enhancements which are not recognised within the Defra metric. These will ensure that the proposed scheme achieves an enhanced value for biodiversity post-development, creating opportunities for wildlife on site and within the wider area.

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