

Site: 19 Menelik Road, London
Date: 15/01/2025
Pre-development biodiversity value of onsite habitats on the date of calculation: Habitat units 0.6003 Hedgerow units 0.0217 Watercourse units Zero Units Baseline
Post-development biodiversity value of onsite habitats: Habitat units 0.5691 Hedgerow units 0.5113 Watercourse units 0.0 (see Appendix 1 for summary)
Date the onsite pre-development biodiversity value was calculated: 12/12/2024
If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used: n/a
When was the version of the biodiversity metric used published? SSM Version 1.2.2 - July 2024
Please provide the reference or supporting document/plan names for the: i. Biodiversity metric calculation: - Small Site Metric Calculation Tool - 19 Menelik Road, London (P4166-SSM) V1 - BNG Baseline Habitat Map - 19 Menelik Road, London (P4166 - BHM V1) – (Appendix 2) - BNG Proposed Habitat Map - 19 Menelik Road, London (P4166 - PHM V2) - (Appendix 3) - Soft Landscaping Scheme - 19 Menelik Road, London (P4166-SLS01 V3) - (Appendix 4) ii. Onsite irreplaceable habitats (if applicable): n/a iii. Onsite habitats existing on the date of the application for planning permission (if applicable): - Small Site Metric Calculation Tool - 19 Menelik Road, London (P4166-SSM) V1 - BNG Baseline Habitat Map - 19 Menelik Road, London (P4166 - BHM V1) – (Appendix 2)
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either: - on or after 30 January 2020 which were not in accordance with a planning permission; or - on or after 25 August 2023 which were in accordance with a planning permission? No
Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations

(2023)) which are:

i. on land to which the application relates; and

ii. exist on the date of the application for planning permission, (or an earlier agreed date)

No

Conclusion:

Trading rules not satisfied. BNG Targets not met.

Habitat units: -0.0313 (-5.21%)

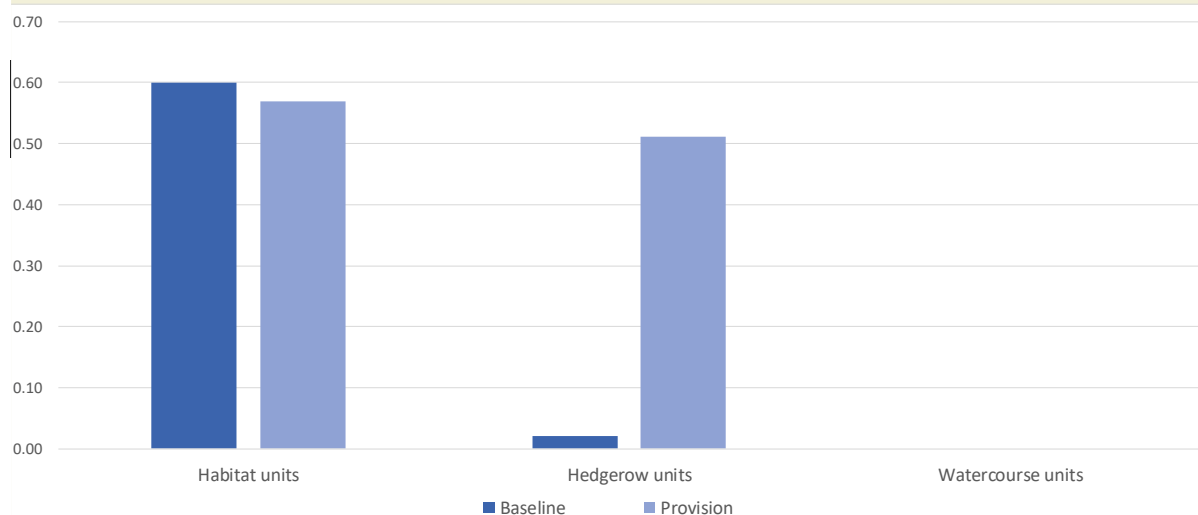
Hedgerow units: +0.4897 (+2261.84%)

An off-site purchase of 0.0913 habitat units of equal or greater distinctiveness will be required prior to first occupation.

Appendix 1 – Metric Summary:

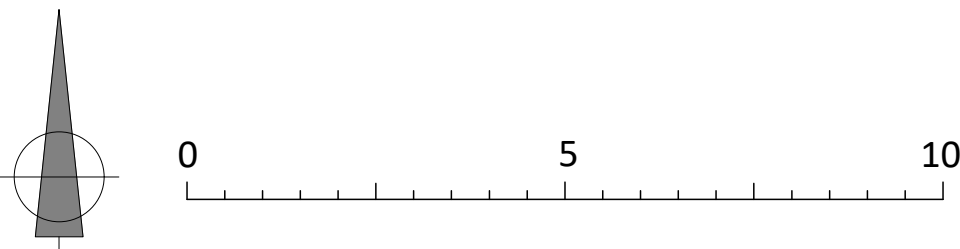
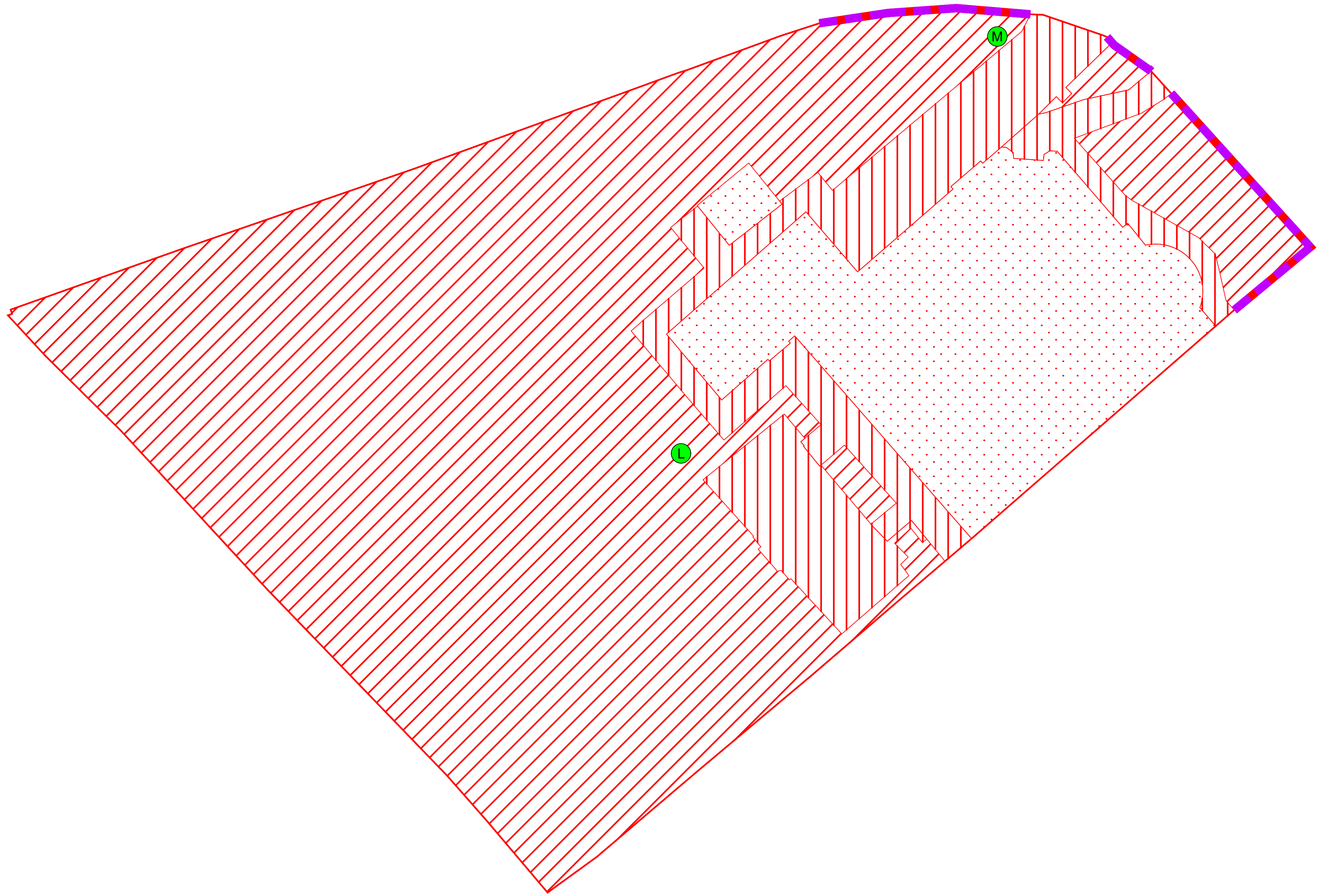
Site Name		19 Menelik Road, London	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Not Met ▲	
Trading Rules		Trading Rules Not Satisfied ▲	
Next steps		Scheme alterations or offsite units required	
Baseline Units	Habitat units	0.6003	
	Hedgerow units	0.0217	
	Watercourse units	Zero Units Baseline	
Post-development Units	Habitat units	0.5691	
	Hedgerow units	0.5113	
	Watercourse units	0.0000	
Total net unit change	Habitat units	-0.0313	▲
	Hedgerow units	0.4897	✓
	Watercourse units	0.0000	
Total net % change	Habitat units	-5.21%	▲
	Hedgerow units	2261.84%	✓
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.0913	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Chart 1 - Unit change by habitat group



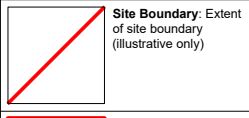
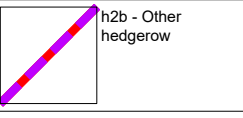

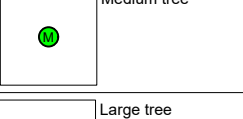

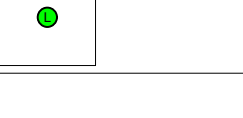

Appendix 2 – BNG Baseline Habitat Map

See following page



Use of This Document

This document should be viewed in conjunction with the relevant small site metric (SSM).

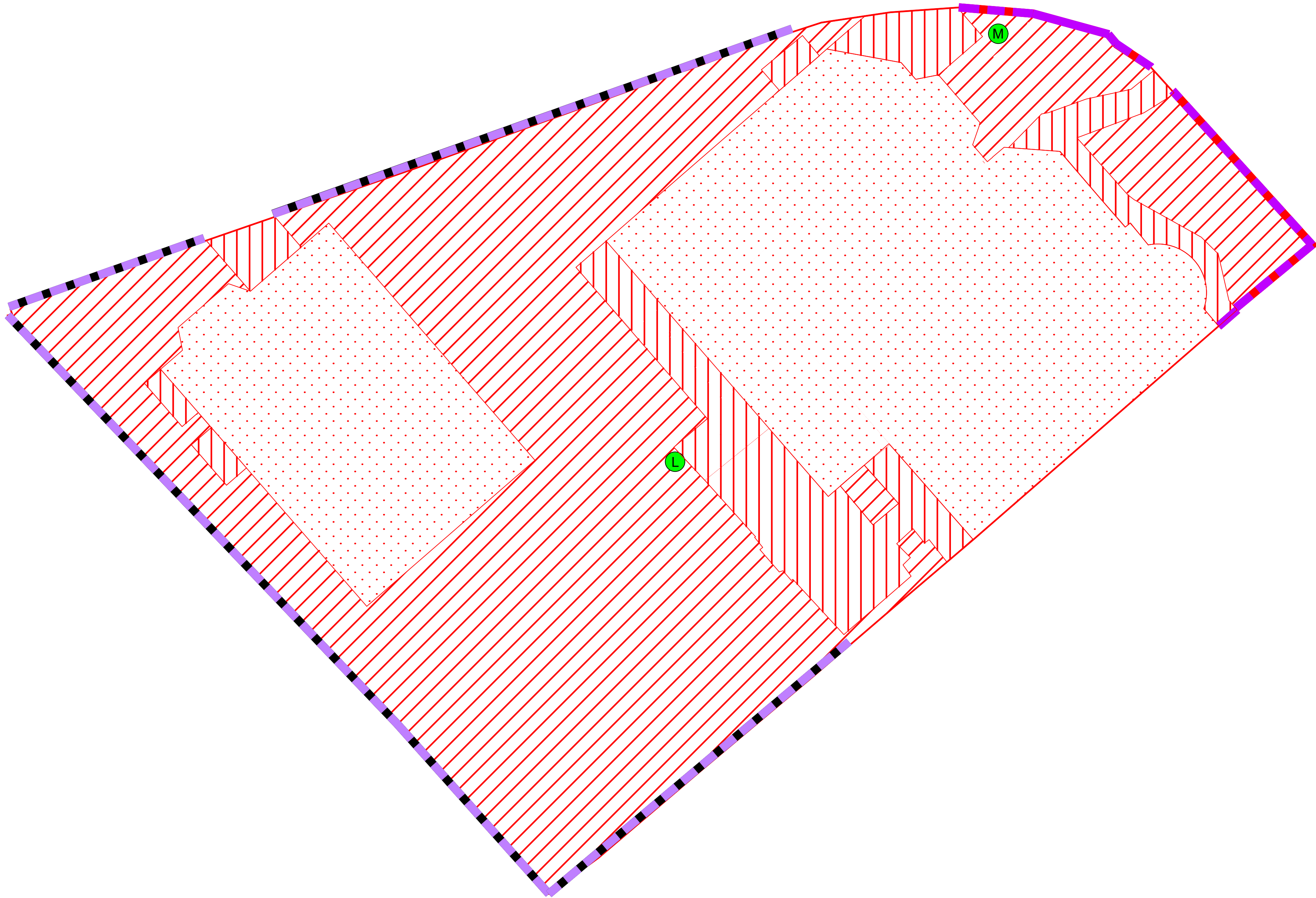
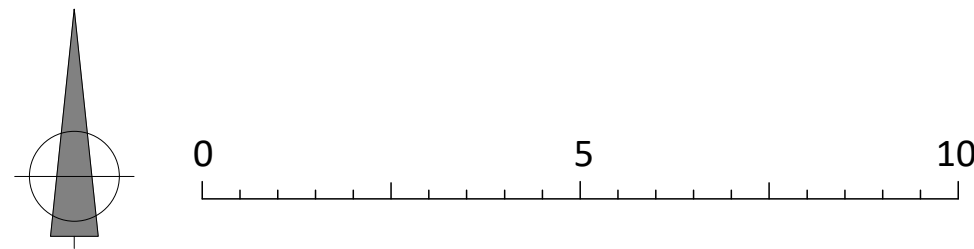
	Site Boundary - Extent of site boundary (shaded area)		h2b - Other hedgerow
	u1b5 - Buildings		Medium tree
	u1b - Developed land, Sealed Surface		Large tree
	Vegetated garden		



Project		19 Menelik Road, London	
Client		Mr Marcus Zaman	
Drawing		Baseline Habitat Map	
Drawing Ref:	P4166-BHM	Rev:	V1
Date:	08/01/2025		
Scale:	1:100 - A1		P.Waller
Based on:			
Existing Site Plan			
<small>All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please verify all of any dimensions from the drawing. Ligna Consultancy Ltd cannot be held responsible for inaccuracies in the drawing or any other data used. This drawing is designed to reflect the principles of the report or design only and is not intended for construction or other use. Any structural or structural engineer should be contacted over any matters of construction, detailing or modification and for any standards or regulatory requirements relating to proposed structures, land use/development or other matters.</small>			
<small>This drawing was produced in colour - a monochrome copy should not be relied upon.</small>			
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Appendix 3 – BNG Proposed Habitat Map

See following page



Use of This Document

This document should be viewed in conjunction with the relevant small site metric (SSM).

Project: 19 Menelik Road, London

Client: Mr Marcus Zaman

Drawing: Proposed Habitat Map

Drawing Ref: P4166-PHM	Rev: V2	Date: 15/01/2025
Scale: 1:100 - A1	P.Waller	

Issued as: Proposed Site Plan

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Any structural or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, land surfacing or environmental matters.

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Appendix 4 – Soft Landscaping Scheme

See following page

Hedging				
Ref.	Species	Size	Type	Quantity
-	Mixed Native Hedging - Hawthorn (50%), Bird Cherry (10%), Field Maple (10%), Dog Rose (10%), Hazel (10%) and Blackthorn (10%)	60-90cm whips	Whips planted in double staggered rows 5p/m	520

Ref.	Species	Size	Type	Quantity
-	Native wildflower lawn mix EL1 from Emorsgate Seeds	-	Seed/turf	305 m2
-	Root Barrier (50cm deep)	-	-	51 m

