

58 Waverley Road, St Albans, AL3 5PE.

Biodiversity Net Gain Assessment

August 2024.

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1. Summary

Elizabeth Greenwood CMLI was commissioned by Maroof Khan to undertake a Biodiversity Net Gain (BNG) Assessment at 58 Waverley Road, St Albans.

The proposals for the site are for the demolition of the existing building and its replacement with three new buildings making up five new residential dwellings. The proposals include a landscape design intended to increase the site's contribution to biodiversity.

The site at 655m² is below the 1ha area threshold for the full Biodiversity Metric 4.0 and within the appropriate range for the use of the Small Sites Metric (SSM)

This report makes use of the Small Site Metric calculation tool to assess the ecological value of the existing habitat compared with the value of the resulting habitats provided by the proposals if planning permission is granted.

The habitat of the existing site is urban. The majority of the site is made up of fully developed land with a sealed surface, either in the form of the large existing building, the tarmac covered carpark or the various paths around the property. Smaller areas covered with modified grassland, unmaintained planting beds and a small area of bare earth makes up the rest of the site.

The existing site contains six trees and no hedgerow.

Desk survey established that there are no designated sites within 500m of the property.

The landscape proposals seek to create as much new habitat as is feasible and practical given the limited space available for landscaping. The proposals make use of landscape types such as native hedging species and native trees and species-rich, neutral grassland. Other areas are filled with mixed planting with a majority of ornamental bramble and other plants from the RHS list of pollinator plants to increase habitat and food sources for insect life.

The resulting development was identified to provide an addition of +0.1355 (+54.83%) new habitat units and +0.1467 new hedgerow units. The development is considered to provide a significant increase to the value of biodiversity found on the site and fulfils the requirements for biodiversity net gain.

2. Introduction

2.1 Background

Elizabeth Greenwood CMLI was commissioned by Maroof Khan to undertake a Biodiversity Net Gain (BNG) Assessment at the site.

Elizabeth Greenwood is a chartered member of the Landscape Institute and is considered competent to assess biodiversity net gain according to the BNG guidelines.

2.2 Aim

This report details the ecological baseline for the site and shows how the proposals will provide quantifiable net gain for biodiversity.

The site makes use of the Small Sites Metric (SSM) calculator tool which is a simplified version of DEFRA Biodiversity Net Gain Metric 4.0 appropriate for the assessment of sites of low complexity beneath the threshold of 1ha total area. This tool establishes the habitat value of the site before and after development and the resulting measurable net gain for biodiversity.

3. Baseline Conditions

3.1 Methodology

The site was surveyed in person on 31/07/2024 by Elizabeth Greenwood.

Desk based research using publicly available tools such as the Magic Map Application and Google Earth were used to establish the context and status of the site and surrounding area.

3.2 Findings

After a thorough investigation of the site, including the identification, accurate measurement of the various habitat types and photographic survey, the results were drafted in plan form and the BNG small site's metric was completed.



Above-left: rear of existing building; **Above-right:** carpark.

Below-left: lawn at front of property; **Below-right:** shrub beds around car park



Table 1. Habitat baseline value calculated with Small Sites Metric

Habitat Type	Area (M ²)	Equivalent Habitat Value (Habitat Units)
Developed land; sealed surface	576.4	0.00
Modified grassland	38.5	0.02
Imported shrub	35.5	0.01
Unvegetated garden	4.6	0.00
Total Baseline Habitat Value:		0.03

4. Proposals

The proposals are detailed in Plan: 1254.24.2 and include:

- 67.2m2 neutral grassland.
- 37.5m native hedgerow.
- 20m2 bramble scrub.
- 10 new native trees.
- Retention of five out of six existing trees.

Plan 2: Proposed habitat areas

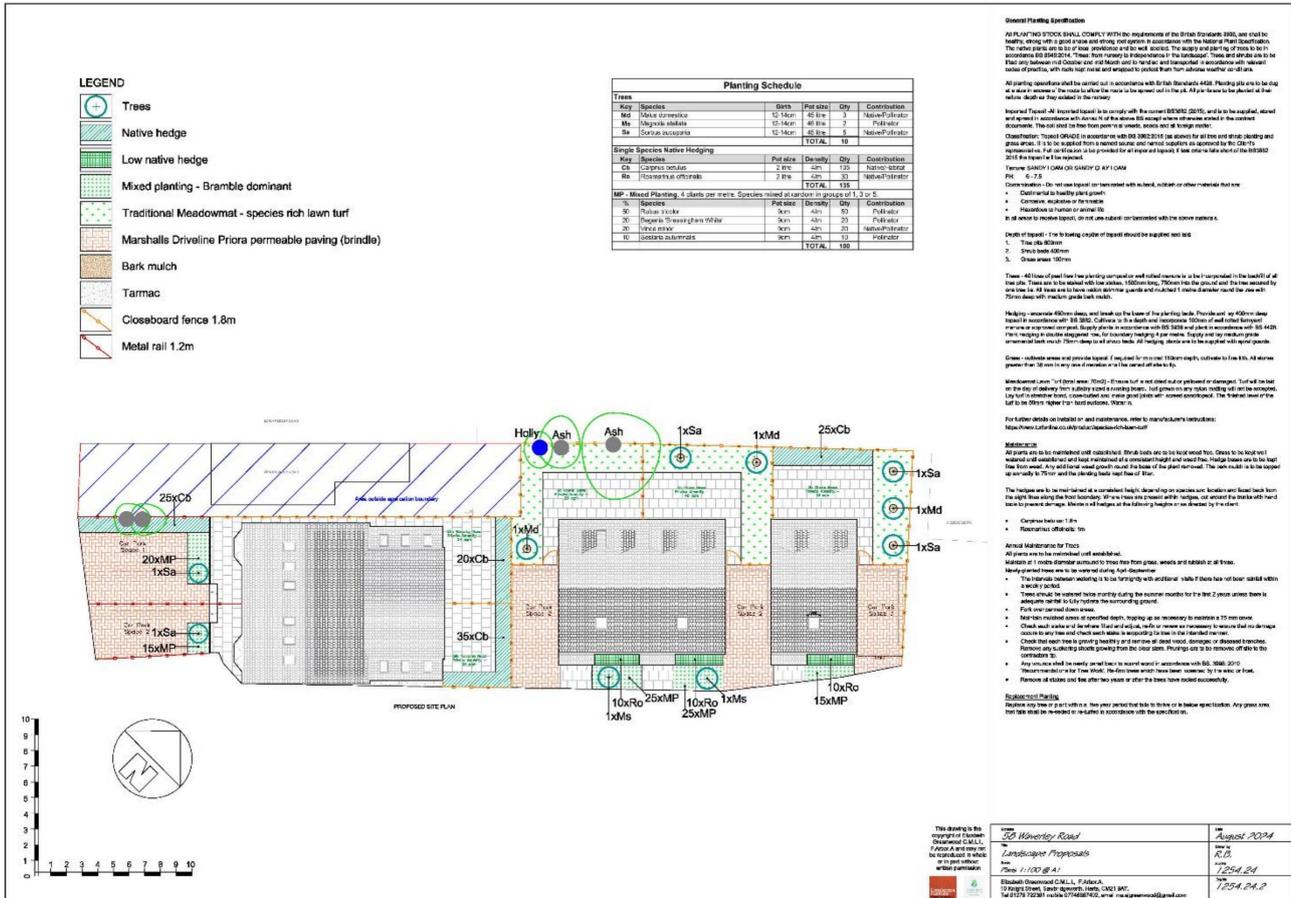


Table 3. Habitat value of proposals calculated with Small Sites Metric

Habitat Type	Area (m ²)	Habitat Units Created on Site
Neutral grassland	67.2	0.0565
Bramble scrub	20	0.0077
Vegetated garden	35.4	0.0068
New trees (10)		0.3116
Total Proposed Habitat Value:		0.3826

Table 4. Hedgerow value of proposals calculated with Small Sites Metric

Hedgerow Type	Length (m ²)	Habitat Units Created on Site
Native hedgerow	37.5	0.1467
Total Proposed Habitat Value:		0.1467

5. Results

The resulting the development was identified to provide an addition of +0.1355 (+54.83%) new habitat units and +0.1467 new hedgerow units. The development is considered to provide a significant increase to the value of biodiversity found on the site.

Site Name		58 Waverley Road	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Submit metric to LPA	
Baseline Units	Habitat units	0.2471	
	Hedgerow units	Zero Units Baseline	
	River units	Zero Units Baseline	
Post-development Units	Habitat units	0.3826	
	Hedgerow units	0.1467	
	River units	0.0000	
Total net unit change	Habitat units	0.1355	✓
	Hedgerow units	0.1467	✓
	River units	0.0000	✓
Total net % change	Habitat units	54.83%	✓
	Hedgerow units	% target not appropriate	
	River units	% target not appropriate	
Habitats units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
River units required to meet target		0.0000	

Above: Headline results from Small Sites Metric

**Roland Brown MA on behalf of Elizabeth Greenwood C.M.L.I., F.Arbor.A
 August 2024.**

6. References

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