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Report prepared for: Philip Mizon

For the Site of: 1 Wadham Gardens, NW3 3DN

Version:	Written by:	Checked by:	Final:
Draft	Heather Stuckey 14/08/2024		
Final	Heather Stuckey 14/08/2024	Martin O'Connor 14/08/2024	Heather Stuckey 20/08/2024

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Ecological reports are limited in shelf life, usually 12 months for baseline surveys and for BNG as and when plans change. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Heather Stuckey BA (Hons)
heather@cherryfieldecology.co.uk
07421 833512

Contents

Biodiversity Net Gain (BNG)/Biological Impact Assessment (BIA)

0.0 Non-Technical Summary

0.1 Background

The client commissioned Cherryfield Ecology to undertake a Biodiversity Net gain (BNG)/Biodiversity Impact Assessment (BIA) for the site of 1 Wadham Gardens, NW3 3DN, to determine the biological impact of the proposed development.

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than it was before. The process relies on the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly, minimise and thirdly restore and rehabilitate losses of biodiversity on site.

This report uses the Statutory Biodiversity Metric (DEFRA 2024), to quantify the biodiversity baseline for the site and calculate the post-development biodiversity unit for the proposed scheme following the best practice guidelines as set down by CIRIA (2019).

0.2 Results and Findings

- A summary of the change in Biodiversity Net Gain on site is given in Table 1.

Table 1: Change in Biodiversity Net Gain (BNG) on site

BIA Units	Total Net Unit Change	Total Net % change
Habitat Units	+0.00	+15.80%
Hedgerow Units	n/a	n/a
River Units	n/a	n/a

0.3 Impact Assessment and Recommendations

A 10% increase for each unit type present is required to meet the minimum statutory requirement.

The proposed development will result in a **+15.80% net gain** in Habitat Units with the trading rules satisfied.

1.0 Introduction

1.1 Aim

The client, Philip Mizon, has commissioned Cherryfield Ecology to undertake a BNG/BIA for the site of 1 Wadham Gardens, NW3 3DN.

The aim of this report is to determine the Biodiversity Net Gain for the proposed scheme and, where necessary, make recommendations for increasing net gain in order to comply with the statutory requirements.

1.2 Site Information

The site consists of a large multi-occupancy dwelling (B1) with gravel, patio and very small garden areas. The proposals include for the excavation of single-storey basement level under footprint of existing building, a sunken terrace to north-west of site, 4x front and side light-wells with grilles, internal alterations to flats on ground, first and second floors, new and altered window openings to rear ground floor and first floor level, demolition and rebuild of the north-west end of the building, new boundary treatment and landscaping works, in association with 6 existing dwellings.

1.3 Study Area

The site is 0.07 Ha in size. The national grid coordinates for the center of the site are TQ 2704 8394.

1.4 Suitably Qualified Ecologist

This report has been completed by Heather Stuckey and checked by Martin O'Connor. Heather and Martin both meet the criteria for a suitably qualified Ecologist as defined in BS 8683:2021

2.0 Methods

Biodiversity Net Gain is assessed through the use of biodiversity calculators to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness and condition.

A biodiversity index is derived for the baseline and the proposed development and net gain is achieved where an increase in value is delivered either on-site (or through offsite compensation), where lower value habitat is replaced with one of higher value.

This report uses the Statutory Biodiversity Metric (DEFRA 2024), to quantify the biodiversity baseline for the site and calculate the post-development biodiversity unit for the proposed scheme following the best practice guidelines as set down by CIRIA (2019).

2.2 Limitations

It is important to note that a scheme-wide biodiversity net gain or no net loss cannot be achieved for the scheme as a whole if there are negative impacts on irreplaceable habitats.

Any compensation offered to address impacts on irreplaceable habitats should be agreed directly with Natural England (NE). The baseline habitat which is identified for such compensation and the biodiversity units resulting from this compensation should also be excluded from biodiversity unit calculations.

Following Defra guidance, impacts on irreplaceable habitats and their compensation have been excluded from this biodiversity unit calculation.

Biodiversity Impact Assessment only deals with habitat and as such this report does not cover any of the requirements of the proposed development arising from potential impacts on protected species and designated sites.

3.0 Site Context

3.1 MAGiC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: MAGiC search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	~1370m Northeast	Belsize Wood (LNR)
	~670m Northeast	Adelaide (LNR)
	~890m South	St John's Wood Church Grounds (LNR)
Granted protected species licenses	~570m Southeast	Common pipistrelle, Pipistrellus pipistrellus (2015-10291, 2019-41271)
	~640m Southeast	Common pipistrelle, Soprano pipistrelle, *Pipistrellus pygmaeus* (2015-9230, 2012-4961 and 2010-2134)
Priority habitat	~1940m North	Good quality semi-improved grassland
	~1920m North	Lowland Heathland
	~50m East	Deciduous Woodland
	~1920m North	Woodpasture and Parkland

MAGiC NW3 3DN

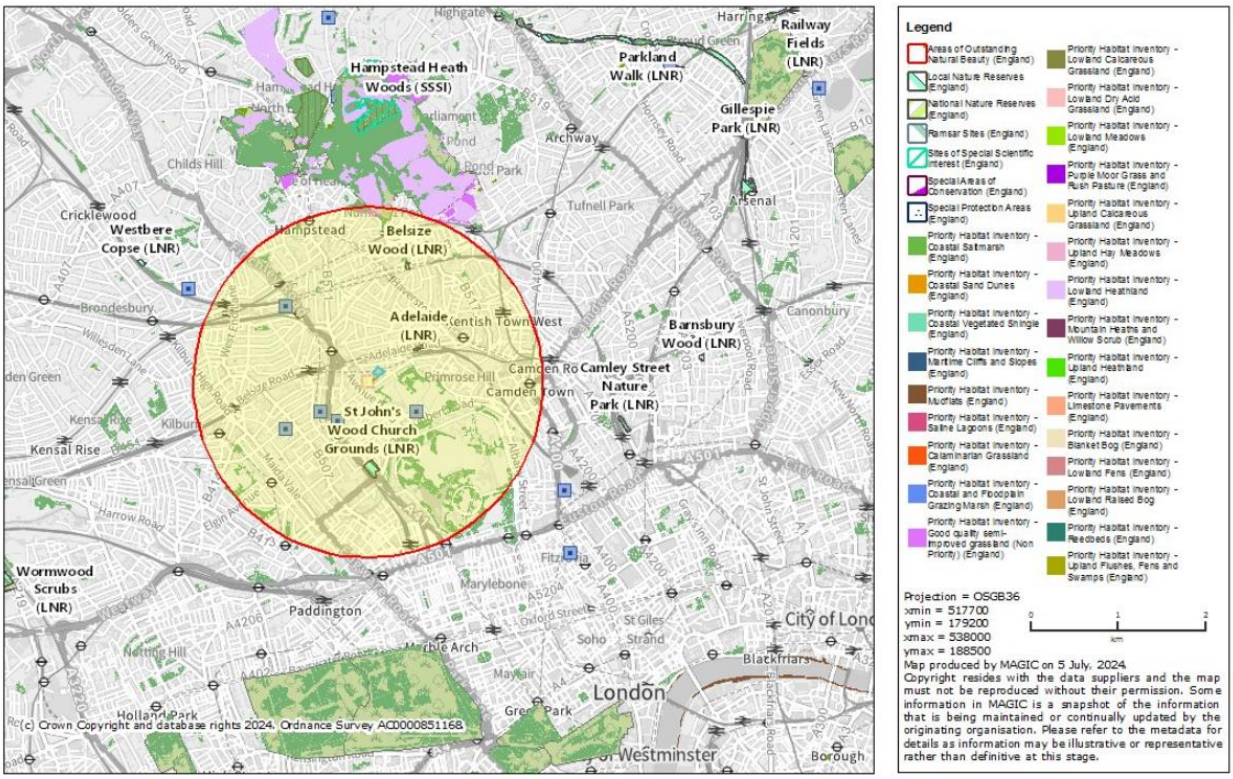

Figure 1: MAGiC

3.2 Strategic Significance

There is no LRNS for the area, and no documentation found to indicate the site is located in an area of strategic significance.

4.0 Baseline Units

The UK Hab survey map used to assess the baseline is provided in Figure 2. Please refer to the Ecological Appraisal (Cherryfield Ecology, 2024) for full site details.

The following table summarises the condition assessments for all habitat features on-site as assessed during the ecological assessment. There are no linear or watercourse features present.

A small hawthorn tree is present within the garden area, this will be removed and relaced like for like. As the tree is small in size (DBH of less than 30cm) it has not been included within the metric.

Table 3: Biodiversity Net Gain Condition Assessment Results. Please see separate Excel sheet for full condition assessments.

Habitat	Condition Score
Buildings/Developed Land Sealed Surface	Set score - 0
Vegetated Garden	Set score - 1

Figure 2: Baseline Habitats Site Plan

Table 4: Baseline Habitat Units.

UKHab Category	Area (Ha)	Habitats Units Delivered
Buildings/Developed Land Sealed Surface	0.060	0.00
Vegetated Garden	0.005	0.01
	Total Biodiversity Units	**0.01**

5.0 Post-Development Units

Proposed site plans "1179-10 RevD Proposed Plans - Soft & Hard Landscaping" were provided by the Client and used to calculate the Biodiversity Units post-development. It has been assumed that with appropriate management the proposed habitats on site can achieve the following conditions.

Table 5: Assumed Condition of Habitats Post-Development.

Habitat	Condition Score
Buildings/Developed Land Sealed Surface	Set score – 0
Vegetated Garden	Set score - 1

Figure 3: Proposed Habitats Site Plan

The Habitat Units and Linear Units for the site post-development have been calculated using georeferenced GIS software (Table 6).

Table 6: Summary of Habitat Units Post-Development

UKHab Category	Area (ha)	Habitats Units Delivered
Buildings/Developed Land Sealed Surface	0.059	0.00
Vegetated Garden	0.006	0.01
	Total Biodiversity Units	**0.01**

6.0 Results

The change in broad habitat types on site for the proposed development are outlined in Table 7.

Table 7: Summary of change in Biodiversity Units on-site

Broad Habitat Type	Existing Value	Proposed Value	On-site Unit Change
Urban	0.01	0.01	0.00

The proposed development will result in a **+15.80% net gain** in Habitat Units with the trading rules satisfied.

6.1 Discussion

6.1.1 Mitigation Hierarchy

The mitigation hierarchy is the cornerstone of achieving net gain. It is a sequence of mitigation actions as described in Table 8.

Table 8: Mitigation hierarchy

Stage	In practice
Avoidance	This first stage is to avoid harm to biodiversity, for example locating to an alternative site. It is the most important stage and can ease the consent process, whereas missing this stage can lead to objections and refusal of permission to the development.
Minimise	If avoiding all adverse impacts is not possible, action is taken to minimize these affects.
Compensation	Addresses residual adverse effects, only considered after all possibilities for avoidance and minimising the effects have been implemented. Offsetting is a form of compensation that trades losses of biodiversity in one location with measurable gains in another. Offsetting losses of biodiversity with gains elsewhere can be within or outside of the development footprint.

Table 9 outlines how the mitigation hierarchy has been applied to this site.

Table 9: Application of the mitigation hierarchy

Hierarchy Level	Action	Habitat on site
Avoidance	Avoid	There are no priority habitats on site that would make avoidance necessary.
Minimise	Retain	The development only includes small alterations to the site, therefore, much of the site will be retained as it is.
	Enhance	No habitats will be enhanced.
Compensation	On-site creation	There will be slight alterations to the developed land on site, and newly created garden area.
	Off-site creation	As a gain has been achieved on site, off-site compensation is not required.

7.0 Conclusion

A 10% increase for each unit type present is required to meet the minimum statutory requirement.

The proposed development will result in a **+15.80% net gain** in Habitat Units with the trading rules satisfied.

8.0 References

Cherryfield Ecology (2024), Ecological Appraisal Report

CIRIA (2020), Biodiversity Net Gain: good practice principles for development. [Online] https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf (Accessed Dec 2023)

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JNCC (2010), Handbook for Phase 1 Habitat Survey: A technique for environmental audit. JNCC, Peterborough.

Natural England (2010), Higher Level Stewardship, Farm Environment Plan (FEP) Manual, 3rd Edition. The Hedgerow Regulations (1997). [Online] http://www.legislation.gov.uk/uksi/1997/1160/contents/made (Accessed Sept 2020).

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