



25 Ham Farm Road, Richmond

**Outline Stage - Biodiversity Net Gain
Calculations Report**

On Behalf of Proctor & Shaw

Version 1 | March 2022

Document Control

Version	Date	Produced by	Reviewed by	Notes
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This report does not purport to provide legal advice. This report provides a summary of preliminary Biodiversity Net Gain (BNG) calculations pre and post development of the Site.

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1. Executive Summary

Biodiversity Net Gain Calculations were undertaken by Practical Ecology Ltd to assess the biodiversity impacts of both area and linear habitats onsite for a proposed development at 25 Ham Farm Road, Richmond.

The calculations were performed using DEFRA Biodiversity Metric 3.0ⁱ, with habitats classified and measured using a UK Habitat Classification System Mapⁱⁱ for pre-development habitats, and outline landscape proposals for post-development habitats. These were converted to the habitat classifications used in the Metric 3.0, which are based upon the UK Habitat Classification Systemⁱ.

For the area of habitats onsite, the pre-development Site of dwelling and gardens provides 0.09 biodiversity units (BU) and post-development the Site has 0.17 BU. This results in a net gain of 0.08 BU, giving 83.64%.

Linear habitats onsite pre-development provide 0.02 BU and if the development can implement a section of hedgerow, arbitrarily calculated at 7m, this will give post-development 0.03 BU in linear habitats. This results in a net gain of 0.01 BU, giving 90.07%

This assessment was based on the proposed landscape plan for the Site, with measurements taken from Proctor & Shaw's landscaping breakdown.

2. Introduction

2.1 Document Purpose

This document provides a summary of the Biodiversity Net Gain (BNG) Calculations that Practical Ecology Ltd was commissioned to undertake, on behalf of Proctor & Shaw, to provide information pertinent to the development 25 Ham Farm Road, Richmond, herein referred to as the 'Site'. This document only provides information regarding the biodiversity value of habitats according to the Defra Metric calculator for pre and post development, and the percentage unit change. Assessments for protected or Priority Species are not included, and the relevant species-specific reports should be referred to for information regarding necessary mitigation and enhancements.

2.2 The Site

The Site is approximately 0.096 ha (central OS grid reference TQ 18049 71686, postcode TW10 5NA) and is located in Richmond, London, c. 17 km from central London. The Site comprises of a bungalow dwelling with garage and garden to front and rear. Surrounding the Site are dwellings and gardens to the south, the River Thames 720 m south and Ham Common and Richmond Park to the north.

2.3 Proposals

The proposals include clearance of the existing bungalow dwelling and garage to erect a new bungalow dwelling with car port along with landscaping. A proposal plan has been included in Appendix 1 (Drawing number: P.01).

3. Methodology

3.1 Calculations

To determine the impact of the development on Site biodiversity, biodiversity net gain calculations were undertaken. These were done by Sammi Smith MSc, a Graduate Ecologist, using the DEFRA Biodiversity Metric 3.0ⁱ. Habitat areas were assessed during a Preliminary Ecological Appraisal in February 2022ⁱⁱⁱ and area calculations were taken from Proctor & Shaws landscaping breakdown.

Habitat types were analysed using the UK Habitat Classification systemⁱⁱ, a habitat classification tool compatible with the Metric 3.0 calculator.

3.2 Condition Assessments

Each habitat, both pre- and post-development, were assigned a condition score: either poor, moderate, or good. These were based on the Metric 3.0 Condition Assessments where relevant. Condition scores were assigned based on available information from the Preliminary Ecological Surveyⁱⁱⁱ of the Site.

3.3 Limitations

The planning application is an outline and assumptions therefore had to be made for the purposes of this assessment regarding the specific habitat types and condition of the post-development habitats. These assumptions were considered reasonable and based on all available documentation, but these calculations can only be considered indicative, and all details of the post development landscape provision are required in order to undertake an accurate assessment.

4. Results

4.1 Pre- and Post- development Area Habitats.

The pre-development habitats, their areas and condition are available in the metric calculations and locations are in the figure in Appendix 2.

The Site area total is 0.096ha and has a pre-development baseline of 0.09 biodiversity units (BU). The value of the Site lies solely within the vegetated garden.

The approximate post-development habitat areas are shown in Appendix 3. These were taken from the proposal plans and measurements from Proctor & Shaw's landscaping breakdown. The dominant habitat onsite post-development is buildings and retained vegetated garden. The new dwelling will be in approximately the same footprint as the current dwelling. The vegetated garden and trees will be retained with new tree and shrub planting and a pond included in the proposal plans. All of which will increase the biodiversity onsite and the vegetated garden provides 0.01 BU.

The proposed green roof has also been accounted for in the calculator. This is to include a species rich, pollinator friendly wildflower mix, as suggested in the Preliminary Ecological Appraisal. This provides the Site with its 0.07 BU. The calculator therefore shows an increase of 0.17 BU or 83.64%.

4.2 Pre- and Post- development Linear Habitats.

Pre-development linear habitat includes a non-native 15m long hedgerow (0.02 BU). This hedge is to be retained.

If the Site was to include a 7m section of native hedgerow along the northeast boundary of the Site, then this will increase in 0.01 BU and provide a net gain of 90.07% for linear habitats. Without this, there is no loss or enhancement of linear habitat.

4.3 Biodiversity Net Gain Calculations Summary

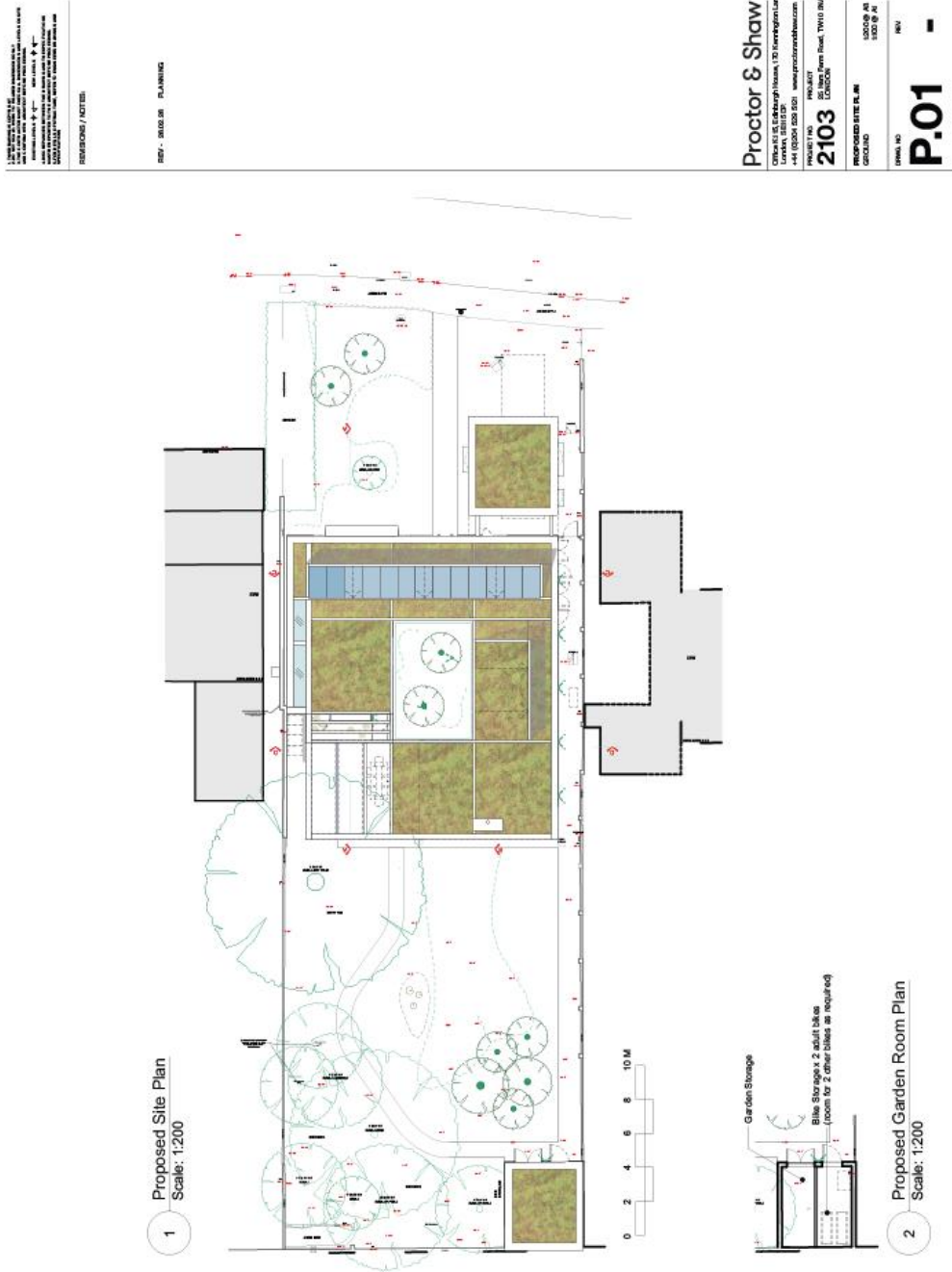
Using current parameters, the post-development assessment shows a gain of 0.08 BU for area habitats, resulting in a biodiversity unit gain of 83.64%.

5. Discussion

The completed Calculator indicates a net-gain of 0.08 biodiversity units for area habitats from a baseline of 0.09 pre-development biodiversity units. This represents a net-gain of 83.64%.

The linear habitat currently includes a 15m hedgerow, providing 0.02 BU pre-development. The metric calculation includes the creation of a 7m section of native hedgerow to gain 0.01 BU and achieves 90.07%.

Appendix 1: Proposal Plan



Appendix 2: Pre-development Habitat Map



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Pre Development Garden
 Vegetated garden

Pre Development Buildings & Sealed Surface
 u1b - developed landsealed surface

 Red Line Boundary
Google Satellite



Appendix 3: Post-development Habitat Map



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Version: 1

Produced By: M. Gibbons

- Post Development
 - Developed land; sealed surface Building
 - Vegetated garden
 - Extensive green roof
- Google Satellite



References

ⁱ <http://publications.naturalengland.org.uk/publication/6049804846366720>

ⁱⁱ <https://ukhab.org>

ⁱⁱⁱ 25 Ham Farm Road, Richmond, Preliminary Ecological Appraisal, On Behalf of Proctor & Shaw, V1, March 2022.