

**Kingston Bridge House
Hampton Wick**

Report for:
Westcombe Developments Limited
7 Churchill Court
58 Station Road
Harrow
Middlesex
HA2 7SA

INTRODUCTION

AA Environmental Limited (AAe) has been commissioned by Westcombe Developments Limited to complete a Biodiversity Net Gain (BNG) calculation for the above site. The purpose of the assessment is to provide a comparison between the biodiversity value of the site before and after development. Supporting plans have been attached for reference.

The proposals are for a change of use of the building to provide 70 residential units with associated landscaping, parking/refuse provision and external alterations.

METHODOLOGY

Biodiversity Impact Calculator (Overview)

The Department of Housing, Communities and Local Government released an updated National Planning Policy Framework (NPPF) in July 2021, which encourages new developments to provide 'net gains' for biodiversity. The Environment Bill gained Royal Assent in November 2021, which mandates Biodiversity Net Gain (BNG) as a condition of planning permission, meaning that all future developments in England will have to provide a 10% increase in biodiversity on site, once development is complete. There is a transitional period until 2023.

In order to calculate BNG for a site, existing and proposed habitats are entered into Defra's Biodiversity Metric 3.0 and are automatically 'scored' on their relative biodiversity value and are then classified according to their condition and location, to calculate site specific 'biodiversity units'. The pre-development biodiversity unit is then compared to the proposed, post-development biodiversity unit, allowing the difference in biodiversity to be measured.

The BNG has been calculated using the existing habitat types on site and the most up-to-date proposed drawings of the site (AAe's Phase 1 Habitat Plan and the Landscape Master Plan produced by Studio Loci Design). The habitat condition assessment has been based on Ratcliffe criteria, guidance criteria stipulated in the draft Biodiversity Metric 3.0 Technical Supplement document and professional judgement. Habitat titles are then amended and based on the UK HABs.

Net Loss

If the development results in a biodiversity loss (N.B. once there is the mandatory 10% gain, this will need to be included within any calculations) then this becomes an 'offset requirement' and compensation will be required. At the moment there are three main options to compensate for the loss of biodiversity, as detailed below:

1. Identify an area of land off-site and enter into an agreement with the landowner to create and manage the site for nature conservation value.
2. Make a financial contribution via a Section 106 legal agreement to the Council (if they have a scheme in place) or another offsetting provider such as the Environment Bank.
3. Install a range of enhancement measures on site such as integrated bird and bat boxes and other features for wildlife (e.g. insect boxes, log piles etc.).

In the event that compensation is required then the preference would be to enter into an agreement with the local planning authority, who may have specific initiatives in the area which will benefit local wildlife.

DEFRA's Biodiversity Metric will be the metric that underpins the Environment Bill's provisions for mandatory biodiversity net gain in England.

RESULTS

Site Description

The site is located off Church Grove, at the corner of its junction with Hampton Court Road in London, centred at national grid reference: TQ 174694 and covers approximately 0.3 of a hectare. The site is bordered by Church Grove to the south-west, Hampton Court Road to the south-east, St. Johns Church to the north-west, with commercial properties to all other sides.

Habitats

The proposals include the removal of the existing ornamental planting and some hardstanding, which will be re-designed and replaced with the proposed hardstanding and soft landscaping. New planting will be carried out including the sowing of amenity grassland, ornamental planting, and tree planting across the site. Full details are shown on the Landscape Master Plan produced by Studio Loci Design.

Details of existing and proposed habitats have been provided in Table 1.

Table 1 Habitat Areas

Existing Habitat Baseline				
Habitat	Area (ha)	Distinctiveness	Comment	Biodiversity Unit
Urban – Developed land; sealed surface	0.26	V. Low	0.22 ha retained	0
Urban – Vegetated Garden	0.02	Low		0.04
Urban; Urban Tree	0.0018	Medium		0.01
Total	0.28 (excluding trees)			0.05
Proposed Habitat Baseline				
Habitat	Area (ha)	Distinctiveness	Comment	Biodiversity Unit
Urban – Vegetated Garden	0.06	Low		0.12
Urban; Urban tree	0.0122	Medium		0.04
Urban – Developed land; sealed surface	0.22	V. Low	Retained area	0
Total	0.28 (excluding trees)			0.15
Results:			Unit Change	Habitat 0.10
			Percentage change	Habitat 181.43%

Biodiversity Impact Calculation

As there is due to be an increase in area of vegetated garden (inclusive of shrubs, amenity grassland and herbaceous plants), tree planting and a reduction of hardstanding, the proposals have resulted in a net gain of 0.10 habitat units (181.43%) (the Headline Results has been attached at Appendix A). The site could be further enhanced by providing roosting, nesting and sheltering opportunities for a range of species by installing a series of bat and bird boxes on the site, and insect hotels, although these are not factored in on the DEFRA Metric.

SUMMARY

The assessment has been completed based upon the Phase 1 Habitat Plan (Figure 1) and the Landscape Master Plan produced by Studio Loci Design (Figure 2). The proposals are for a change of use of the building to provide 70 residential units with associated landscaping, parking/refuse provision and external alterations. New areas of landscaping will be provided and the site could be further enhanced by providing roosting, nesting and sheltering opportunities for a range of species by installing a series of bat and bird boxes on the site, and insect hotels, although these are not factored in on the DEFRA Metric. Overall, the scheme would result in a biodiversity net gain in compliance with National and local policy.

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Figures



KEY

Site Boundary (Indicative)

Buildings and Hardstanding

Introduced Shrub (Ornamental Planting)


Hedgerow

Individual Trees

Bareground

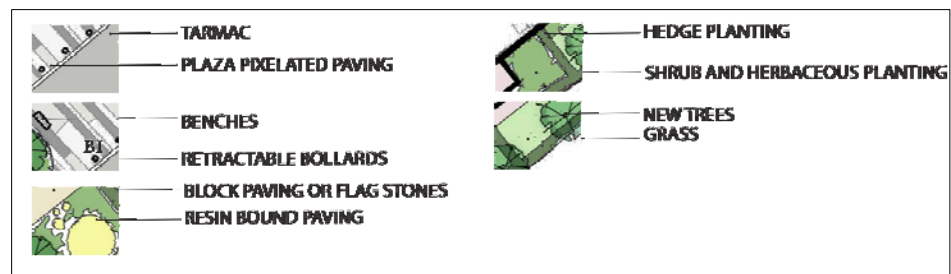
Habitat areas (ha)

Urban; Developed land:	0.26
Urban; Vegetated garden:	0.02
Urban; Urban Tree:	0.0018
Urban; Bare Ground:	negligible

Rev.	Details	Drawn Chkd.	Date
Project 213346 Kingston Bridge House Hampton Wick			
Title Phase 1 Habitat Plan			
 Environmental Consultants		AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale As shown	Date 15.02.22	Drawn KC	Chkd. ARB
Drg. No. Figure 1		Rev.	



Key



Proposed habitats (ha)

Vegetated garden:	0.06
Urban Tree:	0.0122
Developed land (retained):	0.22

Soft landscaping plan produced by Studio Loci Design and habitat areas have been matched with UK Habitat Classification descriptions used by Metric 3

Rev.	Details	Drawn Chkd.	Date
Project 213346 Kingston Bridge House Hampton Wick			
Title Proposed Habitat Plan			
AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale As shown	Date 15.02.22	Drawn KC	Chkd. ARB
Drg. No. Figure 2			Rev.

Appendix A Headline Results

On-site baseline	<i>Habitat units</i>	0.05
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.15
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	181.43%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.10
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	181.43%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%
Trading rules Satisfied?	Yes	