Aros Architects

Hampton Wick Cricket Club - Pavilion Rebuild

Biodiversity Net Gain Assessment

Final report
Prepared by LUC
July 2024

Aros Architects

Hampton Wick Cricket Club - Pavilion Rebuild
Biodiversity Net Gain Assessment

Project Number
12840

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Contents

Chapter 1
Introduction

Project Background

1.1 In March 2024, LUC was appointed by Aros Architects to undertake a Preliminary Ecological Appraisal (PEA) of land located at Bushy Park, Park Rd, Hampton Wick, Kingston upon Thames, KT1 4AZ (hereafter referred to as 'the Site'). This survey was required to inform the Pavilion Rebuild Application in order to provide a new pavilion for the Hampton Wick Royal Cricket Club.

1.2 This report sets out a Biodiversity Net Gain (BNG) Assessment of the Site with current proposals and is supplemented by the Site's PEA[1]. The Site boundary is shown in the Phase 1 Habitat Plan in **Appendix A** and has been revised since the production of the PEA[1] given changes to the application boundary.

1.3 The Site is located within the second largest of London's Royal Parks, Bushy Park, and is currently used by Hampton Wick Royal Cricket Club for sports activities (central grid reference: TQ 17066 69435). At the time of survey on 5th March 2024, the Site comprised amenity grassland, hardstanding and buildings, two small areas of improved grassland, broadleaved scattered trees and one dead monolith.

Purpose of Assessment

1.4 In accordance with the National Planning Policy Framework (NPPF)[2] proposals should seek to demonstrate Biodiversity Net Gain (BNG). The NPPF states plans should *'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'*.

1.5 Policy 15 of the London Borough of Richmond Upon Thames Adopted Local Plan[3], states the need to protect and enhance biodiversity and deliver net gain through incorporation of ecological enhancements. It also mentions the

[1] LUC (2024). Hampton Wick Cricket Club – Pavilion Rebuild Preliminary Ecological Appraisal. LUC, London
[2] Ministry of Housing, Communities and Local Government (2023). National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf
[3] London Borough of Richmond upon Thames (2018). Local Plan, London, Richmond upon Thames.

need to avoid impacts on species and habitats. In addition, with the passing of the Environment Act (2021)[4], and since 12th February 2024, it is now a mandatory requirement for projects to deliver 10% BNG.

1.6 This assessment has examined baseline ecological information and current landscape proposals to identify the current BNG provision, any risk in achieving BNG and identify further actions required to secure BNG through the proposals.

1.7 Whilst the process of BNG does consider the Site's value to locally relevant protected species and nearby Designated Sites, potential impacts and planning requirements for these ecological receptors have been considered separately in the detailed Ecological Appraisal[1].

1.8 BNG data should be considered part of the iterative process of calculation and design alteration. This report provides a BNG assessment for design as of Drawings 6344 (20) 000_Proposed Site Location Plan REV P5_COL dated June 2024, 6344 (20) 100_Proposed Ground Floor Plan_REV P5_COL, 6344 (20) 101_Proposed First Floor Plan_REV P6_COL, and 6344 (20) 102_Proposed Roof Plan_REV P6_COL, dated May 2024, therefore should not be considered valid for any subsequent design revisions.

1.9 This report has been prepared for the exclusivity of Aros Architects. No part of this report should be considered as legal advice.

[4] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

Chapter 2
Methodology

DEFRA Small Sites Metric (Statutory Biodiversity Metric)

2.1 Calculations have been carried out in cognisance of Biodiversity Net Gain: Good Practice Principles for Development guidance[5]. Full calculations were undertaken through the DEFRA Small Sites Metric (Statutory Biodiversity Metric)[6],[7] and associated condition sheets. Crucially, the process of BNG has been adopted to inform design, resulting in iterative calculation and design alteration to maximise the ecological potential of the Site.

2.2 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. The metric approach compares the pre-development baseline against the project proposals, accounting for any habitat loses, gains, impacts and enhancements.

2.3 BNG is being delivered within the Site's red line boundary, as shown in the Post Development Plan (**Appendix A**).

2.4 Whilst the DEFRA Small Sites Metric (Statutory Biodiversity Metric) is the default approach to calculating BNG, it should not be considered a complete tool in assessing BNG and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

2.5 The BNG assessment has been carried out by Pedro Freitas BSc MSc, a Qualifying Member of CIEEM. Quality control and approval was provided by David Green BSc (Hons) MCIEEM. David is an Associate Director with over 18 years of experience. David is highly experienced and has delivered BNG for a range of technically challenging projects.

[5] Baker J., Hoskins R. and Butterworth T. (2019). Biodiversity Net Gain. Good practice principles for development: A practical guide. Ciria, London.
[6] DEFRA (2024). The Small Sites Metric (Statutory Biodiversity Metric) – User Guide (February 2024). DEFRA. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides
[7] Natural England (2024). Overview of metric changes March 2023 – February 2024. Natural England. Available at: https://publications.naturalengland.org.uk/publication/6049804846366720

Baseline Calculation

2.6 The Site was subject to an Extended Phase 1 Habitat Survey which included detailed mapping of habitats within the Site. The Extended Phase 1 Habitat Survey was completed on 5th March 2024 by Pedro Freitas BSc MSc, a Qualifying Member of CIEEM, and is reported on separately[1]. To calculate the ecological baseline units for the Site the following data and assessments were collated:

- Phase 1 Habitat classifications were converted to UK Habitat Classification Habitat types through the Defra Statutory Biodiversity Metric conversion tool and assigned a pre-set distinctiveness value, indicative of the inherent 'value' of these habitats.
- The area (m^2) of each habitat and length of linear habitats (m) within the application boundary was calculated from Phase 1 Habitat mapping using ESRI ArcMap. The Extended Phase 1 Habitat Map, is presented within **Figure 1** in **Appendix A**.
- Habitats were subject to a 'condition assessment[8]. The 'condition' of the habitat is considered a measure of habitat quality and measures the 'working-order' against the optimal potential of habitat type. Assessment criteria cover broad habitat types, therefore further clarification is provided, and professional judgement used to assign condition where appropriate, using Defra condition sheets and associated guidance.
- Each habitat was subject to a Strategic Significance assessment based on its position within the landscape, this includes consideration of local plans, Supplementary Planning Documents and Guidance and local partnership publications to identify local priorities for targeting biodiversity.
- Baseline inputs (as detailed above) were entered into the Defra Statutory Biodiversity Metric to calculate baseline 'biodiversity units' for the Site.

Proposed Development

2.7 The same process was repeated for the proposals, as detailed below:

- The loss of baseline habitats (both polygon and linear data) was calculated by overlaying the footprint of the proposals onto the Phase 1 Habitat mapping using ESRI ArcMap. Using this method, the area of loss to each habitat block was determined.
- Proposals were reviewed to identify habitats created, retained, and enhanced. Proposed habitats were subject to condition, and strategic significance assessments.
- Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier) and the difficulty of habitat re-creation (difficulty multiplier). Both temporal and difficulty multipliers were pre-assigned within the metric.
- Collated data and assessments were entered into the Defra Statutory Biodiversity Metric to calculate a biodiversity unit score for the proposal.

Data Summary and Discussion

2.8 The DEFRA Small Sites Metric (Statutory Biodiversity Metric) presents a detailed summary of the resultant biodiversity unit change, separated by habitat type.

2.9 It is important to note that Biodiversity Net Gain should assess habitats in isolation and any unit losses or gains considered in detail. This assessment considers like-for-like assessment of broad habitat groups and therefore the BNG units for priority habitats, and a review of the effect of the proposals on each habitat group, are considered.

[8] DEFRA (2024). Statutory Biodiversity Metric Condition Assessments. DEFRA. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Chapter 3
Biodiversity Net Gain Calculations

Baseline Assessment Inputs

Area Habitats

3.1 **Table 3.1** provides a summary of the baseline assessment inputs for area habitats. Full condition assessment proformas are provided within **Appendix B**.

Table 3.1 Summary of Baseline Assessment Inputs for Area Habitats

Area (m^2)	JNCC Phase 1 Classification	UKHABS Classification	Automatically Determined Condition
83.60	Amenity grassland	Modified grassland	Moderate
1775.60	Hard standing	Developed land; sealed surface	N/A
267.60	Buildings	Developed land; sealed surface	N/A
12538.40	Broadleaved Scattered trees	Urban tree	Moderate
1281.60	Improved Grassland	Modified grassland	Moderate

Linear Habitats

3.2 The Site does not contain any linear habitats given that for the purpose of BNG, the line of trees (TL1) mentioned within the PEA[1], and located to the northeast of Site will be considered as individual urban trees within the Small Sites Metric (Statutory Biodiversity Metric).

River Habitats

3.3 The Site is not comprised of any river habitats.

Proposed Assessment Inputs

3.4 Full calculations taken directly from the Defra Statutory metric are provided in **Appendix C**. Results are outlined and discussed in detail below.

Retained Area Habitats

3.5 The area habitats retained within the Site are summarised in **Table 3.2**.

Table 3.2 Retained Area Habitats

Habitat Type	Baseline Area (m^2)	Retained Area (m^2)	% Retained
Modified grassland	83.60	83.60	100%

Habitat Type	Baseline Area (m^2)	Retained Area (m^2)	% Retained
Developed land; sealed surface	1775.60	1675.80	94.4%
Developed land; sealed surface	267.60	0.00	0.0%
Urban tree	12538.40	12538.40	100%
Modified grassland	1281.60	1281.60	100%

3.6 All habitats on Site will be retained as part of the proposals, except for part of the hardstanding and the Burnt Down Cricket Pavilion (B1), which will be replaced by a new cricket pavilion with approximately the same size and footprint as the previous demolished one.

Created Area Habitats

Area habitats created on-site are detailed within **Table 3.4** below.

Table 3.3 Created Area Habitats

Habitat Type	Created Area (m^2)
Biodiverse Green Roof	30.00
Biodiverse Green Roof	22.00
Developed land; sealed surface	315.40
Urban tree	4584.90

3.7 Proposals include the creation of two areas of biodiverse green roof with approximately 52m^2 in total, one will be integrated into the proposed first floor plan for the new cricket pavilion (approx. 30m^2) and the other created on the flat roof of the new cricket pavilion above the bar/ kitchen area (approx. 22m^2). These areas will benefit biodiversity, create more opportunities for invertebrates, bats, and birds, and contribute to biodiversity net gain on Site.

3.8 A new cricket pavilion with approximately the same size and footprint will be created in the area of the previous burnt down one, with total area of 315.40m^2.

3.9 Six individual native tree species will be created within Bushy Park by the Royal Parks and will be maintained and monitored for a period of 27 years in order to achieve a very large size and a moderate condition. The total area of these trees will be 4584.90m^2.

Post Development

3.10 As part of proposals, the area where the burnt down cricket pavilion was located prior to demolition will be occupied by a new cricket pavilion, which will have a total of 315.40m^2. The remaining habitats found at baseline will be retained post development, except for the loss of 5.6% of hardstanding to the new pavilion.

3.11 Two areas of biodiverse green roof of approximately 52m^2 in total will integrate the proposed new cricket pavilion and contribute to the achievement of 10% BNG on Site.

3.12 The responsibility of planting six new native individual urban trees will be handed to the Royal Parks. These trees will be planted within Bushy Park and off Site with the aim of achieving a 'Very Large' size (DBH > 90cm) and a moderate condition within 27 years.

Chapter 4
Discussion

Biodiversity Net Gain Results

4.1 The mitigation and enhancement set out within this document include the greatest possible enhancement within the parameters of the outline application. The outcome of the BNG assessment is:

- A **net gain** of 1.4250 habitat units, which is a **11.80% increase** from the baseline;

4.2 The Headline Results and Trading Summary are contained within **Appendix C**. The key influential factor to the BNG calculations for habitat units was the creation of two biodiverse green roof areas within Site and six individual native trees off Site. Project wide unit changes for each habitat group are summarised in **Table 4.1**.

4.3 The successful delivery of BNG will be possible by following the information contained within completed Habitat Management and Monitoring Plan (HMMP) documents, which will be provided separately. These documents will specify how the condition targets set through the DEFRA Small Sites Metric (Statutory Biodiversity Metric) will be entered into management in the long term.

4.4 Crucially, the existing levels of protection afforded to protected species and habitats are not changed by use of this or any other metric. Statutory obligations will still need to be satisfied.

Table 4.1 Unit Change by Area Habitat Group

Habitat Group	Project Wide Unit Changes
Very High Distinctiveness	
None	N/A
High Distinctiveness	
None	N/A
Medium Distinctiveness	
Biodiverse Green Roof	0.0233
Urban Tree	1.4017
Total	**1.4250**

Habitat Group	Project Wide Unit Changes
Low Distinctiveness	
Modified Grassland	0.0
Total	**0.0**

4.5 In addition, trading rules were satisfied as summarised in **Table 4.2** below.

Table 4.2 Trading Summary

Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes
High	Same habitat required	Yes
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes

Overview of Changes

4.6 The only 'habitat' loss within the Site will be the already demolished burnt down cricket pavilion and a small area of hardstanding. The condition for these habitats within the metric was pre-populated as 'N/A – Other' and the distinctiveness as 'Very Low'. The area related with habitat loss will be replaced by a new cricket pavilion, which will integrate two areas of biodiverse green roof with approximately 52m^2 in total, 30m^2 into the proposed first floor plan and 22m^2 into the proposed flat roof above the bar/ kitchen area.

Ensuring Deliverance

4.7 To ensure BNG is delivered within the Site and off Site, it is required that biodiverse green roof and individual native trees creation measures are secured through an appropriate mechanism:

- Deliverance will be secured through a Habitat Management and Monitoring Plan (HMMP), which will be prepared following the BNG report and will include a detailed plan that outlines how the Site will be managed and monitored over the next 27 years in order to create the two areas of biodiverse green roof and six individual native trees for biodiversity net gain (BNG).

4.8 The final level of commitment provided through this document will be proportionate to the impact of the proposals.

Appendix A

Figures and Plans

Including the below:

- Baseline Habitats (UKHABS)
- Proposed Habitats (UKHABS)
- Proposed Site Location Plan
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Roof Plan

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Figure 1: Baseline UKHab Habitats

- Site boundary
- Ownership boundary
- Urban tree

Area habitat (UKHab)

- 73 Bare ground
- G4 Modified grassland
- G4 Modified grassland / 10 Scattered scrub
- U1b5 Buildings
- U1b6 Other developed land

Maxar, Microsoft 2024

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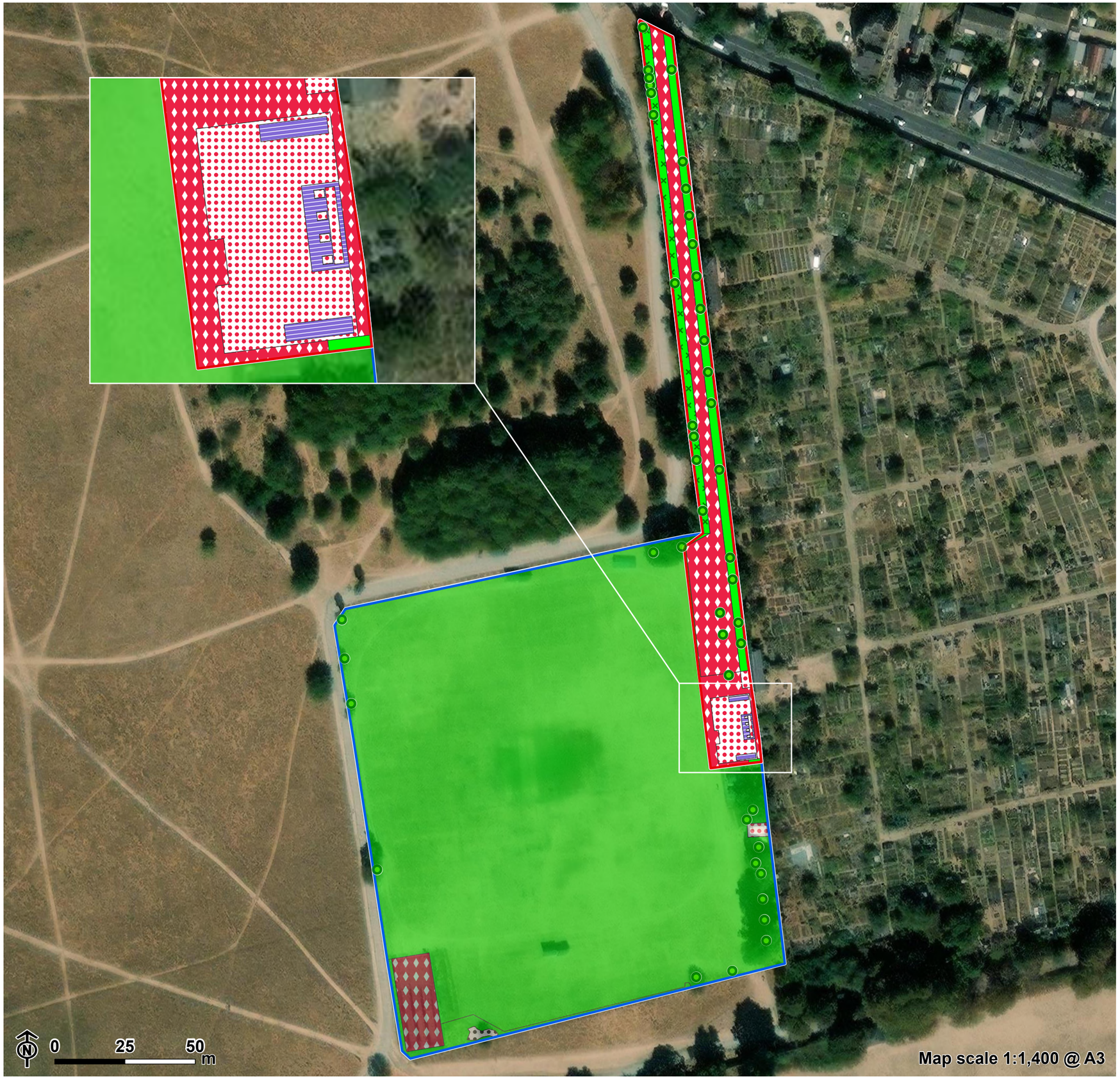
Figure 2: Proposed UKHab Habitats



- Site boundary
- Ownership boundary
- Urban tree

Area habitat (UKHab)

- 1110 Biodiverse green roof
- 73 Bare ground
- G4 Modified grassland
- G4 Modified grassland / 10 Scattered scrub
- U1b5 Buildings
- U1b6 Other developed land

Maxar, Microsoft 2024

Notes

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Mon
LB
DH
Millennium Wood
Millennium Wood
Allotment Gardens
Carpark
Hampton Wick Royal Cricket Ground

KEY

Application Boundary

Other Land in Applicants Control

Scale Bar 1:1250

0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m

N

Aros

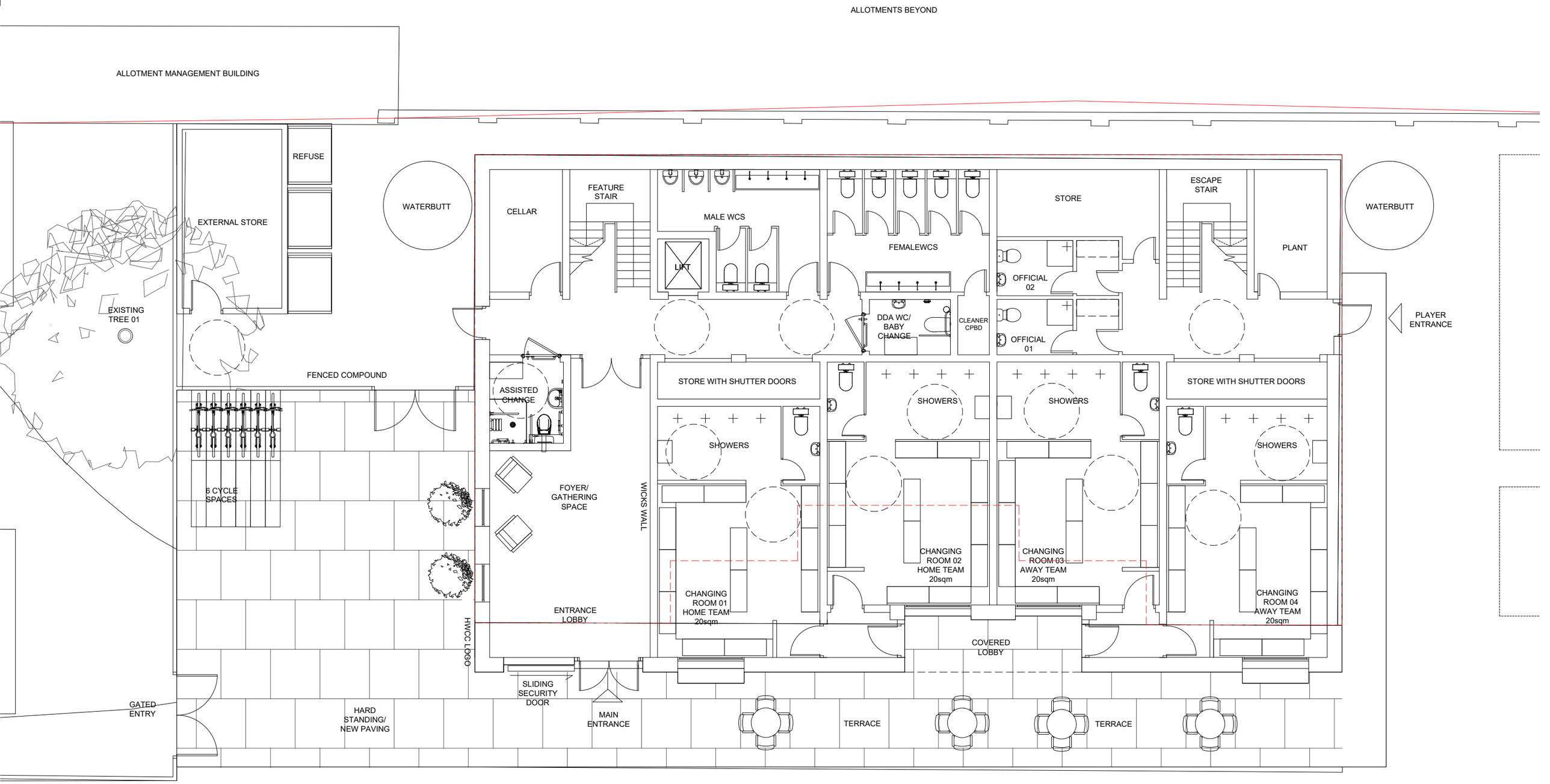
Revisions

Rev	Date	Drawn	Checked	Description

Project
HWRCC Pavilion

Title
Proposed Site Location Plan - Plan demonstrates extent of playing area
HARFC layout at HWRCC
Mini & Youth - U5 to U11

Project No	Drawing No
6344	6344 (20) 000
Date	Scale
JUNE 2024	1:1250 @ A3
Status	Rev
PLANNING	P5



Scale Bar 1:100

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N

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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project
HWRCC PAVILION

Title
PROPOSED GROUND FLOOR PLAN

Project No
6344

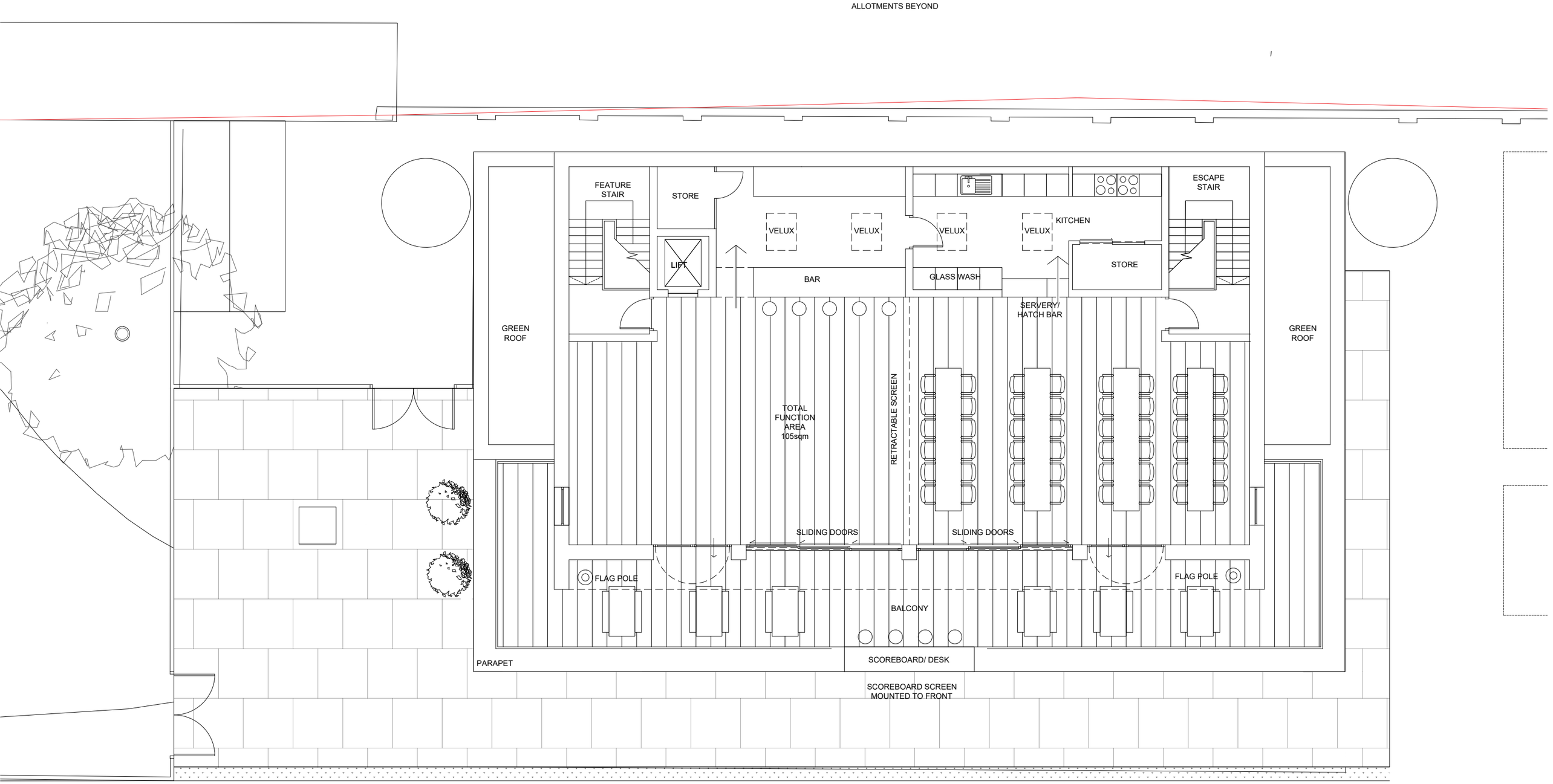
Date
MAY 2024

Status
PLANNING

Drawing No
(20) 100

Scale
1:100 @ A3

Rev
P5



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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project
HWRCC PAVILION

Title
PROPOSED FIRST FLOOR PLAN

Project No
6344

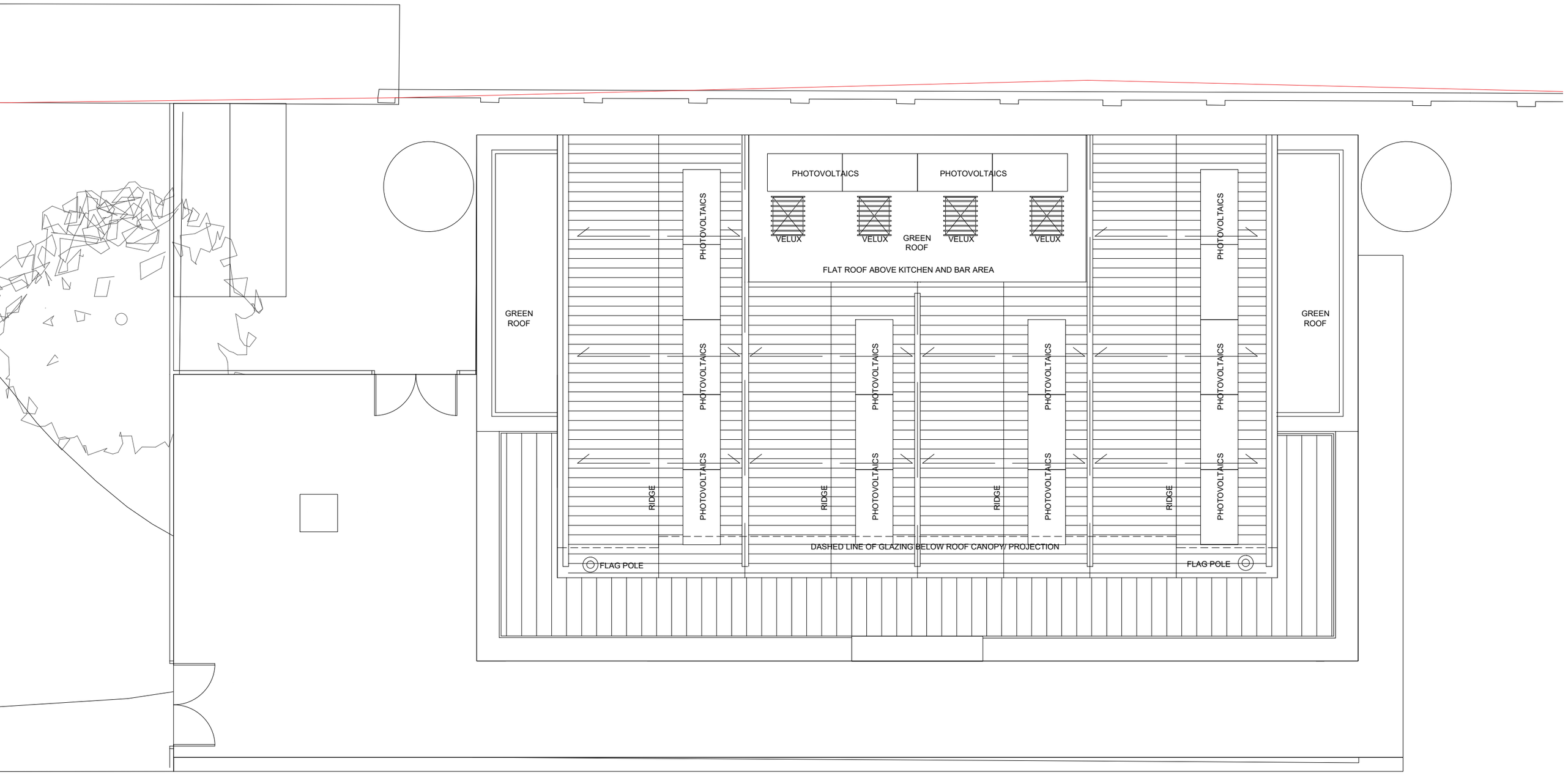
Date
MAY 2024

Status
PLANNING

Drawing No
(20) 101

Scale
1:100 @ A3

Rev
P6



Scale Bar 1:100

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project
HWRCC PAVILION

Title
PROPOSED ROOF PLAN

Project No	Drawing No
6344	(20) 102
Date	Scale
MAY 2024	1:100 @ A3
Status	Rev
PLANNING	P6

Appendix B

Baseline Assessment Proformas

Habitats

Table B.1 Modified Grassland

JNCC PH1 Classification	J1.2 Amenity grassland	Distinctiveness	Low
UKHABS Classification	Grassland – Modified Grassland	Strategic Significance	Area/compensation not in local strategy/ no local strategy
Condition Sheet	Grassland Habitat Type (low distinctiveness)	Area (m^2)	83.60
Limitations	None	Polygon	-
Habitat Description	Shortly mown amenity grassland located next to the Site to the west and extending to areas within the Site, namely in front of the Cricket Pavilion (B1) and paved road to northeast of the Site. This area was species-poor, lacking structural and floral diversity. It was dominated by perennial ryegrass, abundant white clover, chickweed, and Brachythecium sp., frequent ragwort, common daisy, dandelion and ribwort plantain, occasional creeping thistle, yarrow, and locally abundant red fescue and cocksfoot, bordering the sports field.		
Condition		**Automatically determined by metric as Moderate**	
Suggested enhancement interventions to improve condition score	Mowing regime could be relaxed to allow a more diverse community to establish but unlikely due to use as cricket/rugby pitch.		

Table B.2 Hard Standing

JNCC PH1 Classification	Hardstanding	Distinctiveness	Very low
UKHABS Classification	Urban - Developed land; sealed surface	Strategic Significance	Area/compensation not in local strategy/ no local strategy
Condition Sheet	No assessment required - condition N/A	Area (m^2)	1775.60
Habitat Description	Area comprised by a paved road linking the main entrance of the Site to the Cricket Pavilion (B1), and a gravel footpath followed by a cement footpath next to B1.	**Condition**	**N/A**
Suggested enhancement interventions to improve condition score	N/A		

Table B.3 Buildings

JNCC PH1 Classification	J3.6 Buildings	Distinctiveness	Very low
UKHABS Classification	Urban - Developed land; sealed surface	Strategic Significance	Area/compensation not in local strategy/ no local strategy
Condition Sheet	No assessment required - condition N/A	Area (m^2)	267.60
Habitat Description	Area comprised by the burnt down Cricket Pavilion (BNG report reference: B1)	**Condition**	**N/A**
Suggested enhancement interventions to improve condition score	N/A		

Table B.4 Broadleaved Scattered Trees

JNCC PH1 Classification	Broadleaved Scattered Trees	Distinctiveness	Medium
UKHABS Classification	Urban trees	Strategic Significance	Within area formally identified in local strategy
Condition Sheet	Urban trees	Area (m^2)	12538.40
Habitat Description	29 Scattered individual urban trees noted to the northeast of the Site along the paved road and next to Cricket Pavilion (B1). This was dominated by common lime *Tilia* × *europaea* and holm oak *Quercus ilex*, with frequent ash tree *Fraxinus excelsior* and English oak *Quercus* robur, and occasional English elm *Ulmus procera*, silver pendent lime *Tilia petiolaris*, locust tree *Robinia pseudoacacia*, hawthorn *Crataegus monogyna* and elder *Sambucus nigra*.		
Condition	**Automatically determined by metric as Moderate**		

Table B.5 Modified Grassland

JNCC PH1 Classification	J1.2 Amenity grassland	Distinctiveness	Low
UKHABS Classification	Grassland – Modified Grassland	Strategic Significance	Area/compensation not in local strategy/ no local strategy
Condition Sheet	Grassland Habitat Type (low distinctiveness)	Area (m^2)	1281.60
Limitations	None	Polygon	-
Habitat Description	Comprised of two areas of modified grassland, both running alongside paved road to northeast of the Site and extending to area in close proximity to burnt down Cricket Pavilion (B1). This area to northeast was dominated by cleavers *Galium aparine*, with frequent green alkanet *Pentaglottis sempervirens*, bramble *Rubus fruticosus* and cow parsley, and occasional common nettle *Urtica dioica*, ivy *Hedera helix* and dandelion.		
Condition	**Automatically determined by metric as Moderate**		
Suggested enhancement interventions to improve condition score	Enhancement measures are not possible due to its use being associated with cricket/rugby activities.		

Appendix C

BNG Assessment Results

Headline Results

Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Check for Input errors/rule breaks present in the metric ⚠	
Baseline Units	*Habitat units*	12.0814	
	Hedgerow units	Zero Units Baseline	
	Watercourse units	Zero Units Baseline	
Post-development Units	*Habitat units*	13.5064	
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net unit change	*Habitat units*	1.4250	✓
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net % change	*Habitat units*	11.80%	✓
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

1e . Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.5461	0.5461	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0233	0.0233	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	11.5353	12.9370	1.4017	Yes ✓

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	11.5353	12.960	1.4250	Yes ✓
Low distinctiveness	0.5461	0.546	0.0000	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units	1.4250			Yes ✓