

Open Space Assessment & Justification Statement

Project Ref & Name:		C3123 – Thames Young Mariners	Doc No.:	C3123-LAWS-ZZ-XX-TN-C-0001
Document Title:		Open Space Assessment & Justification Statement		
Rev:	Issue Date:	Drafted by:	Reviewed by:	Approved by:
03	02/07/2024	Chris Newman	James North	James North

Description of Development:

2 sections of bank have begun to erode and therefore require stabilizing / reinstatement for the safe continued use of the site. As well of this, there are some repairs which are required to some defective concrete hard standing areas.

Site Address:

Thames Young Mariners Base, Riverside Drive, Richmond, TW10 7RX

Open Space Assessment

The site falls within the Ham Lands Site of (Metropolitan) Importance for Nature Conservation (SINC).

The Ham Lands SINC of 'Metropolitan' importance covers an area which includes the site proposed for works. Consequently, proposed works will result in the removal of habitat within a SINC. Due to the circumstances, contact was made with Tasha Hunter, the Ecology Policy and Planning Officer at London Borough of Richmond upon Thames council as to suitable compensation habitat creation. After discussion it was agreed that rather than replacement scrub planting, an area of grassland on site would be managed for wildlife. This is due to an excess of scrub and woodland regeneration within the wider Ham Lands SINC and adjacent LNR and therefore enhancement of existing grassland would be of superior value for wildlife locally and the protected site itself. This will tie in with the habitat creation required to achieve a biodiversity net gain on site.

It is understood the current proposal will result in the loss of all of the scattered scrub habitat, initially for the installation of piling, but then in the longer term replaced by amenity grassland to minimize damage to the installed piling. As this habitat has ecological value in itself as well as potential to support protected species, mitigation will be required.

On this occasion, replacement scrub habitat is not desirable. As such, replacement habitat will involve the enhancement of grass elsewhere in land near, within ownership. In order to achieve a biodiversity net gain though the DEFRA metric, this replacement habitat will be managed as a low-density Traditional Orchard.

Enhancement

Both to replace lost SINC habitat as well as to achieve a biodiversity net gain through the DEFRA metric, replacement habitat is required. As excess scrub is present within the wider Ham Lands SINC, following discussion with the local council ecologist, it was decided that the most suitable way to offset lost wildlife habitat would be through the creation of a low density Traditional Orchard. The focus of management for this would be on the grass, rather than the fruit trees. Grassland must be managed in a way sympathetic to nature, allowing grasses and wildflowers within the grassland area to go to flower and set seed.

See appendix 1 for headline results page from the DEFRA metric.

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Appendix 1 – BNG Headline Result

Thames Young Mariners					
Headline Results				Return to results menu	
Scroll down for final results ▲					
On-site baseline	Habitat units	0.70			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	Habitat units	0.87			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change <small>(units & percentage)</small>	Habitat units	0.17	24.38%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.17			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.17			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	24.38%			
	Hedgerow units	0.00%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	20.00%	0.70	0.84	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	20.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	20.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓