Biodiversity Net Gain Review

Land at 21 Broad Street, Teddington
TW11 8QZ

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Vorbild to undertake a Biodiversity Net-Gain (BNG) review for the proposed development site land at 21 Broad Street, Teddington, TW11 8QZ.

1.2 This report is to support the planning application for the construction of rear dormer and rear extensions. The extent of the site and the red line boundary for the development is shown in Figure 1 below.

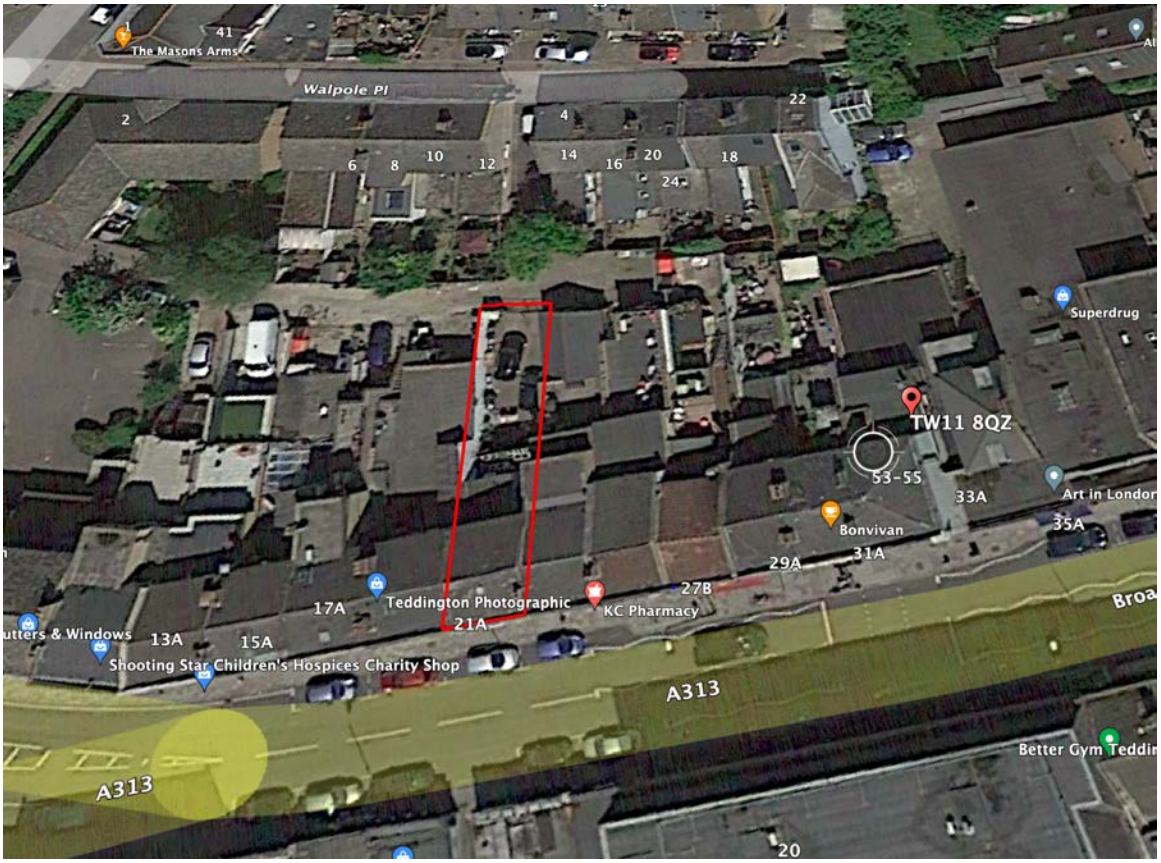

Figure 1: Approximate red line boundary.

1.3 The proposals are shown in Figure 3 below, with current layout shown in Figure 2. It can be seen the proposals extend into the current courtyard to the rear of the block. This courtyard is formed of hardstanding. There are no naturalised habitats on site.

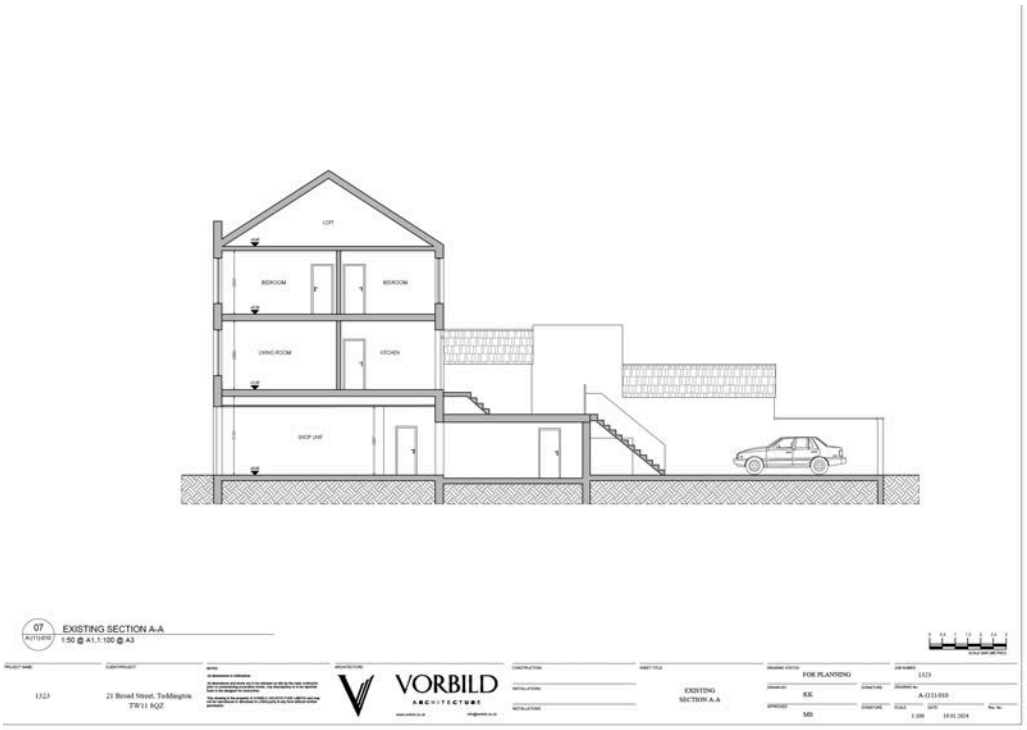

Figure 2: Existing site layout

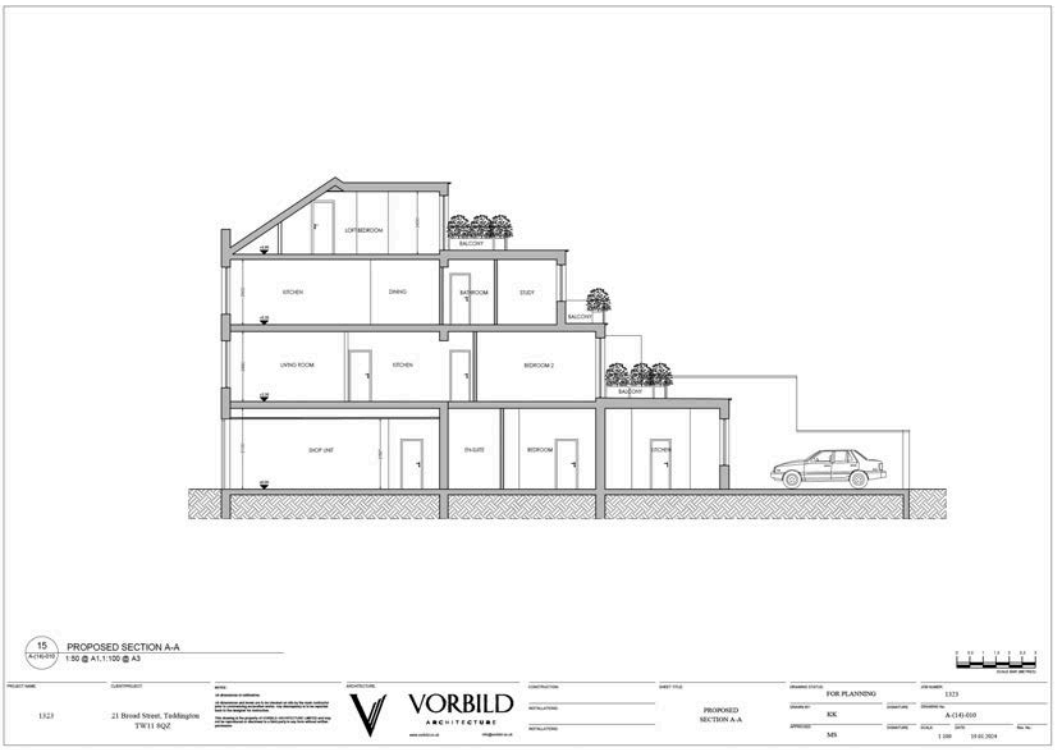

Figure 3: Proposed site layout

1.4 Biodiversity Net Gain (BNG) principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape, and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.0 DEFRA Metric

2.1 The Statutory Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

2.2 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

2.3 The site has been assessed from the architectural report undertaken in 2024 and from a site visit conducted on 3rd July 2024 and from aerial and road side images. The post development proposals are taken from the architectural plans.

2.4 The courtyard is considered to be hardstanding, with a number of plant pots present. A small stand of butterfly bush (*Buddleja davidii*) overhangs the site from the adjacent plot, but is not rooted within the courtyard. There are individual plants including bristly oxtongue (*Helminthotheca echioides*) and wall barley (*Hordeum murinum*) within the concrete edges. Photographs of the site are shown in Figure 4 below.

2.5 The habitats on site are shown in Figure 4, which identify that the site is dominated by hardstanding. As such, these areas are currently not garden areas but used for parking associated with the commercial use of the site. The conversion will remove a section of the courtyard to the rear and the pot plants. The equates to less than 25m^2 of any priority habitat.

2.6 Given that the area which is to be impacted by the proposals, is non-priority habitat and less than 25m^2, the site proposals fall within the de minimis development threshold, and therefore are not required to provide a biodiversity net gain post-development.

Figure 4: Rear and front of the site

2.7 The development is considered exempt from Biodiversity Net-gain owing to the '**de minimis**' exemption[1], which includes any development that does not impact a priority habitat and impacts less than 25m² of habitat. Therefore, no metric will be submitted with this application. However, some recommendations for enhancements have been provided.

2.8 The BNG strategy has been developed in order to adhere to good practice principles (CIEEM 2016), which references measures to review and support biodiversity initiatives during the design, building and maintenance of developments.

2.9 The initial principle is the application of the mitigation hierarchy, where measures to avoid impacts on biodiversity should be taken. With regards to this site, the site assessment identified that the site is almost all developed land. This confirms that the site is of limited

[1] Draft biodiversity net-gain planning guidance - Paragraph: 003 Reference ID: 74-003-2023

ecological value and therefore redevelopment would not be considered likely to impact biodiversity value of the site or have implications within the wider landscape.

Recommendations

2.12 Small shrubs are to be included within the rear terraces. To maximise biodiversity value, it is recommended that planters incorporate species of known value to pollinators, as listed on the Royal Horticultural Societies (RHS) approved 'Plants for Pollinators' list.

2.13 Bird boxes can be installed onto the brickwork of the new development to increase the number of breeding opportunities. Woodcrete (or similar) boxes are recommended as they provide better thermal properties, are longer lasting and more durable than wooden boxes. Boxes should be positioned on a north or east facing aspect and at least 2m above the ground if possible. For this development, two terraced sparrow box (such as the one shown in Figure 5) are recommended, given the urban context, on the south-eastern aspect of the building.

2.14 To support invertebrates, such as bees, potentially present in nearby offsite vegetation, Bee Bricks (Figure 5) can be incorporated into the building. The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Bee Bricks need to be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. No cleaning or management of the Bee Bricks is required.

Figure 5: Examples of suitable enhancements – Vivara Pro WoodStone House Sparrow Nest box (left) and Bee Bricks (right) that can be incorporated into the development.

2.15 To improve sustainability, planters could be incorporated into a rainwater harvesting system as shown in Figure 6 below.

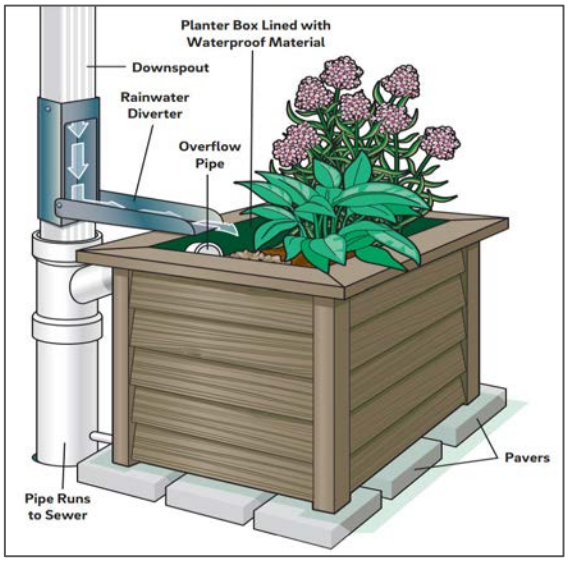

Figure 6: Example of how a rainwater diverter can aid in sustainable urban planting.

2.16 Alternatively rain gardens which could be incorporated into the front and rear gardens of the properties. These are shallow depressions with free-draining soil and planted with species able to tolerate short periods of inundation. They receive rainfall from a downpipe or paved area, such as a courtyard (Figure 7). They help to reduce flooding, filter run-off and, in sufficient numbers, mitigate the urban heat island effect by increasing evotranspiration.

Figure 7 Rain gardens created in Ashby Grove, Islington (left – Susdrain) and at Kingsmead Way, Hackney (right – Groundwork London)

3.0 Conclusions

3.1 The site supports hardstanding areas to the rear of the site. The front of the site is a shop front. As such the development is exempt from biodiversity net-gain requirements under the 'de minis' exemption.

3.2 Post-development, the site will provide some new planting on terraces. Recommendations have been made to provide some ecological value post development.

3.3 It is recommended that planters incorporate plants of value to pollinators, and that bird boxes designed for house sparrow are incorporated into the development to further enhance the ecological value of the site.

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