

Biodiversity Net Gain Assessment



Existing & Proposed Site Plan 23581_PA_05

50 Station Road, Richmond, Greater London SW13 0LP

Report No: 3253

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SUMMARY

On the instructions of Gabriela Avendano on behalf of Angela McDonald (the Client), Morgan & Stuckey Ecological Consultants carried out a Biodiversity Net Gain (BNG) Assessment for the site of 50 Station Road, Richmond, Greater London SW13 0LP.

Proposals for the site include for the demolition of the detached garage and the construction of a new residential dwelling in its place.

The proposed development will result in a 30.77% BNG loss in Habitat Area Units.

This is due to an increase in developed land area and subsequent decrease in vegetated area on site.

It is not possible to achieve the required 10% net gain on site, therefore, off-site compensation will be required.

Should the units be sourced via a third-party habitat bank or similar, then a further 0.01 Habitat Units of Low Distinctiveness habitat (or above) is required.

As the unit requirement is very small, the Statutory Biodiversity Credits Scheme may require consideration, in which case, 0.02 credits of Tier A1 are required.

CONTENTS

1	INTRODUCTION.....	5
1.1	Instructions and Objectives	5
2	Method.....	6
2.1	BIODIVERSITY NET GAIN.....	6
2.1.1	Data Sources.....	6
2.2	Surveyor Information	6
2.3	Limitations.....	6
3	Results.....	7
3.1	Site Location and Settings	7
3.2	Desk Study.....	8
3.3	Strategic Significance	9
3.4	BNG Assessment.....	10
3.4.1	Baseline Units.....	10
3.4.2	Post-Development Units	11
3.4.3	BNG Gain/Loss.....	12
4	Discussion & Conclusion	13
4.1	Biodiversity Net Gain (BNG)	13

TABLES

Table 3.1	Baseline Area Units	10
Table 3.2	Post-development Area Units	11

FIGURES

Figure 3-1	Proposed development area with red boundary.	7
Figure 3-2	MAGIC Map.....	9
Figure 3-3	Baseline Habitats	10
Figure 3-4	Post Development Habitats	11
Figure 3-5	Metric Headline results	12

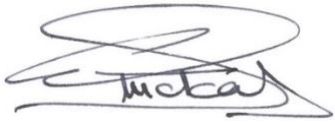
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DOCUMENT CONTROL

Document Title:	Biodiversity Net Gain Assessment 50 Station Road, Richmond, Greater London SW13 0LP
The Client:	Angela McDonald

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Report Number 3253	Status FINAL	Date of issue 11/10/2024
Prepared by	Clifford Stuckey BSc (Hon’s) PhD MCIEEM CEnv Ecologist	
Reviewed by		
Page no	Page 4 of 13	

Biological Records of species identified during this survey, the date, their location and a brief description of the circumstances of their identification, may be passed on to Biological Records Centres, local wildlife groups, the Wildlife Trust, Natural England and other interested parties unless written instructions not to do so are received within 30 days of receipt of this report.

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1 INTRODUCTION

1.1 INSTRUCTIONS AND OBJECTIVES

On the instructions of Gabriela Avendano on behalf of Angela McDonald (the Client), Morgan & Stuckey Ecological Consultants carried out a Biodiversity Net Gain (BNG) Assessment for the site of 50 Station Road, Richmond, Greater London SW13 0LP.

Proposals for the site include for the demolition of the detached garage and the construction of a new residential dwelling in its place.

The aim of this report is to determine the Biodiversity Net Gain (BNG) for the proposed development and, where necessary, provide recommendations for increasing net gain.

BNG is an approach to developments that aims to measurably improve the natural environment from its previous state. The mitigation hierarchy is followed to first avoid the loss of biodiverse habitats, secondly to enhance and create biodiverse habitats on site and thirdly to seek off-site compensation as a last resort.

2 METHOD

2.1 BIODIVERSITY NET GAIN

This report uses the Statutory Biodiversity Metric (DEFRA, 2023) to make the calculations for the baseline biodiversity units and the post-development biodiversity units, to quantify the net gain of the development.

Supporting documentation for the Statutory Biodiversity Metric (listed below) is used and adhered to:

- Statutory biodiversity metric: draft user guide
- Statutory biodiversity metric condition assessments

2.1.1 DATA SOURCES

QGIS Open-Source software and Google Earth are used to measure and calculate the habitat areas and lengths.

The Ecological Impact Assessment (Morgan & Stuckey, Ecological Consultants, 2024) was used to determine the baseline habitats.

Existing & Proposed Site Plan 23581_PA_05 was used to determine the post-development habitats.

2.2 SURVEYOR INFORMATION

This report and the BNG calculation have been carried out by Dr Clifford Stuckey BSc (Hons), PHD, CEnv, MCEEIM.

2.3 LIMITATIONS

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour and the ecological survey of this site has not produced a complete list of plants and animals. Nevertheless, the results of the ecological survey allow evaluation of nature conservation value, assessment of the significance of potential impacts that may arise from the proposals and consideration of appropriate mitigation measures.

3 RESULTS

3.1 SITE LOCATION AND SETTINGS

The site is centred on OS NGR TQ 21849 76235, post code SW13 0LP, in the London Borough of Richmond.

The site is surrounded by high density residential housing, with occasional recreational grounds and urban infrastructure.

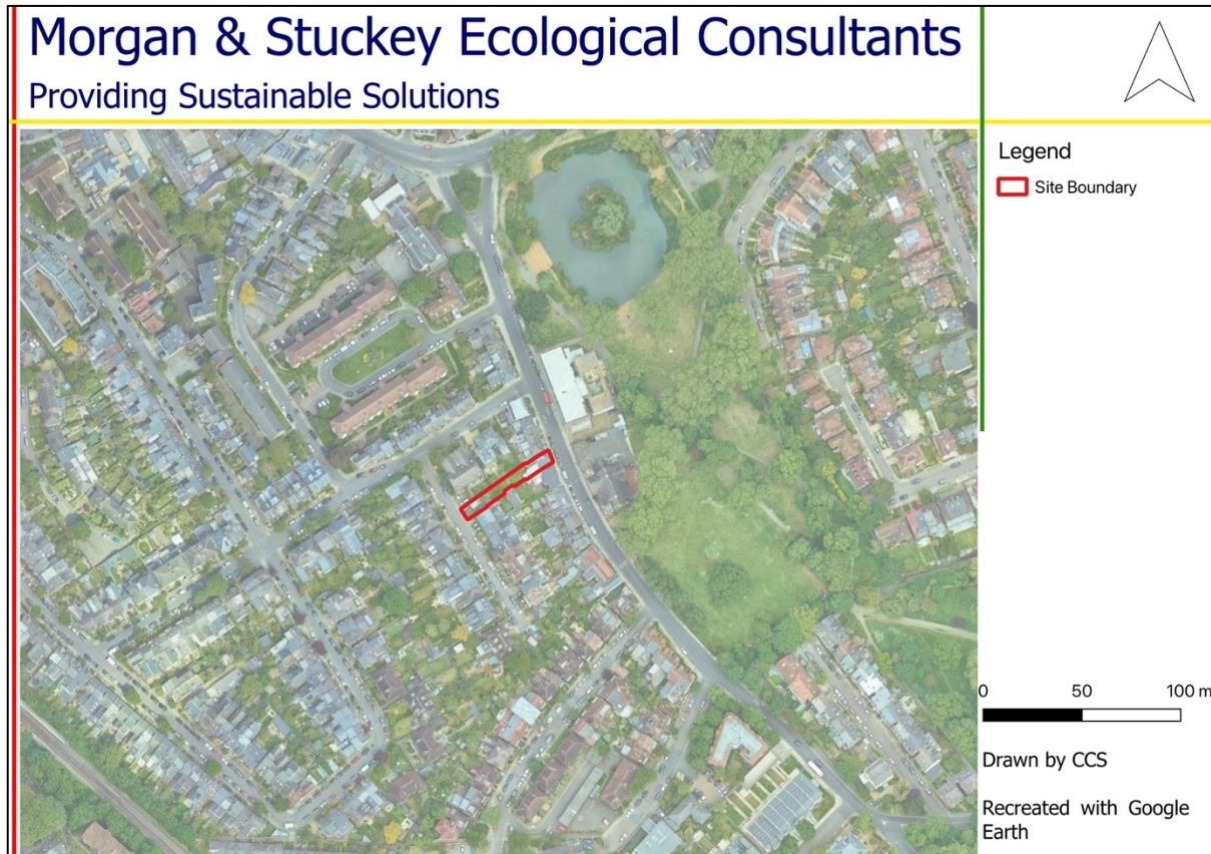


Figure 3-1 Proposed development area with red boundary.

3.2 DESK STUDY

Interrogation of the Multi-Agency Geographic Information for the Countryside (MAGIC) showed that Barn Elms Wetland Centre SSSI is located ~1km north-east and the site falls into the SSSI Impact Risk Zone for Richmond Park (SSSI) ~2km south-west, Wimbledon Common (SSSI) ~3.1km south-east & Syon Park (SSSI) ~4km west.

Three Natural England Protected Species licences (NEPS) for bats were granted within the search area.

- Soprano Pipistrelle (S-PIP), ~1.05km south-west, 31/07/2011, License No. EPSM2009-1226
- S-PIP, ~1.9km west, 08/10/2024, License No. 2019-42630-EPS-MIT
- S-PIP, ~1.8km north-west, 24/03/2018, License No. 2017-28211-EPS-MIT

There are 4 Local Nature Reserves within the search area:

- Duke's Hollow ~549m west
- Leg of Mutton Reservoir ~737m north
- Chiswick Eyot ~1.6km north
- Barnes Common ~183m south-east

Richmond Park National Nature Reserve & Special Area of Conservation is located ~ 2km south-west.

Priority Habitats found within the search area include.

- Good quality semi-improved grassland ~844m north-east & ~422m east, within Barns Elm Wetlands –
- Lowland Fens & Reedbeds ~1.1km north-east.
- Deciduous Woodland found sparsely throughout the search area; the closest point located ~46m east.
- Small areas of Traditional Orchard, the closest located ~876m north and the most significant ~1.5km south.
- Large areas of Woodpasture and Parkland are found throughout, the closest located ~50m east.

MAGiC

SW13 OLP

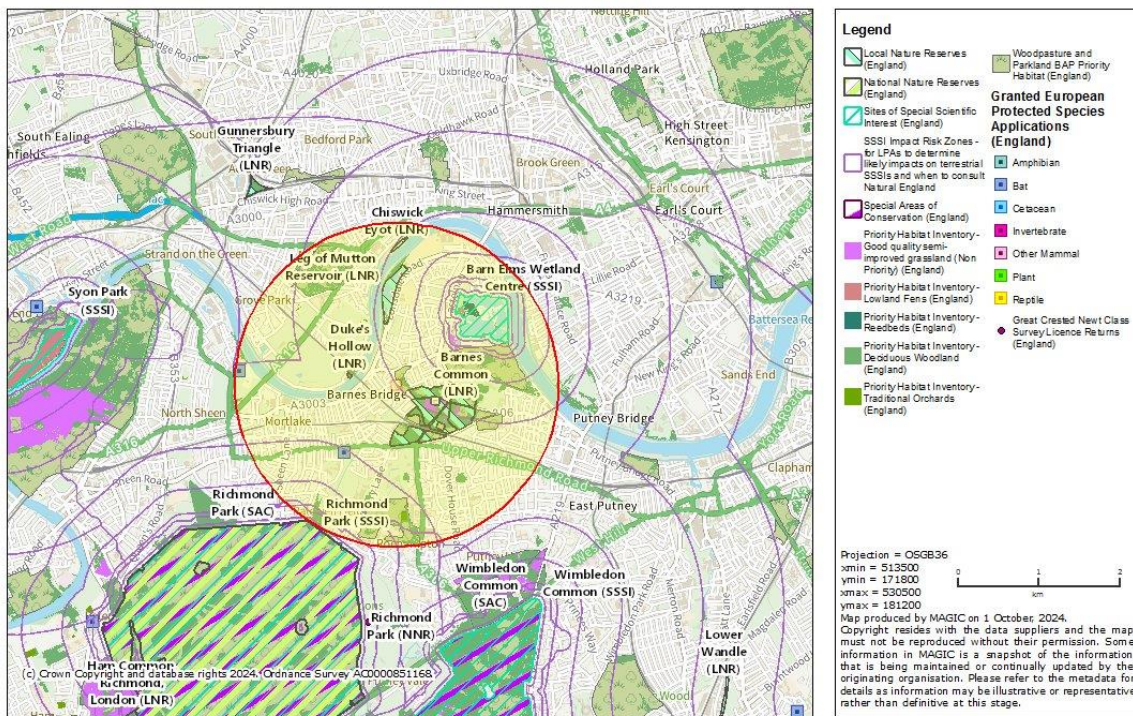


Figure 3-2 MAGIC Map

3.3 STRATEGIC SIGNIFICANCE

Good quality and desirable habitats are found in the wider surrounds of the site, however, the habitats present on site are of low distinctiveness and the site is not considered to hold any strategic significance.

3.4 BNG ASSESSMENT

3.4.1 BASELINE UNITS

The site consists of a high street property built around a ground floor commercial unit/shop with a residential ground and first floor (B1). A residential garden stretches to the rear, with a detached garage (B2) at the far end of the garden.

The main building (B1) will not be impacted by the development.

The pre-development habitats on site were entered into the Statutory Biodiversity Metric and the results are summarised below.

Table 3.1 Baseline Area Units

UKHab Classification	Condition	Area (ha)	Units
Developed Land; Sealed Surface	N/A	0.020	0.00
Vegetated Garden	N/A	0.013	0.03
Total area units			0.03



Figure 3-3 Baseline Habitats

3.4.2 POST-DEVELOPMENT UNITS

The post-development habitats proposed for the site were entered into the Statutory Biodiversity Metric and the results are summarised below.

Table 3.2 Post-development Area Units

UKHab Classification	Condition	Area (ha)	Units
Developed Land; Sealed Surface	N/A	0.025	0.00
Vegetated Garden	N/A	0.009	0.02
Total area units			0.02



Figure 3-4 Post Development Habitats

3.4.3 BNG GAIN/LOSS

The proposed development will result in a 30.77% BNG loss in Habitat Area Units.

50 Station Road, Richmond, Greater London SW13 OLP				
Headline Results		Return to results menu		
Scroll down for final results				
On-site baseline	Habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.02		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change <small>(units & percentage)</small>	Habitat units	-0.01	-30.77%	On-site net gain is less than target set
	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	-0.01		
	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	-0.01		
	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	-30.77%		Total net gain achieved is less than target set
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.03	0.03	0.01
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				
Input errors/rule breaks present in metric				

Figure 3-5 Metric Headline results

4 DISCUSSION & CONCLUSION

4.1 BIODIVERSITY NET GAIN (BNG)

The proposed development will result in a 30.77% BNG loss in Habitat Area Units.

This is due to an increase in developed land area and subsequent decrease in vegetated area on site.

It is not possible to achieve the required 10% net gain on site, therefore, off-site compensation will be required.

Should the units be sourced via a third-party habitat bank or similar, then a further 0.01 Habitat Units of Low Distinctiveness habitat (or above) is required.

As the unit requirement is very small, the Statutory Biodiversity Credits Scheme may require consideration, in which case, 0.02 credits of Tier A1 are required.