

Biodiversity Metric Calculation Report for 25 Squirrels Heath Road, Harold Wood, Romford RM3 0LH

1. Introduction

This report presents the biodiversity metric calculation for the proposed conversion of the existing property at 25 Squirrels Heath Road into three self-contained flats. The assessment aims to quantify the biodiversity value pre- and post-development to ensure compliance with local planning policies and demonstrate a net gain in biodiversity.

2. Pre-Development Biodiversity Assessment

Site Description:

The site comprises a residential property with associated hardstanding areas, including a block-paved frontage and rear garden. The rear garden contains a lawn with scattered shrubs and small trees.

Habitat Classification and Condition:

- **Amenity Grassland (Rear Garden):** Approximately 150m² of managed lawn, regularly mown, with limited species diversity.
- **Introduced Shrub (Rear Garden):** Around 30m² of ornamental planting, including non-native species, offering minimal ecological value.
- **Developed Land (Building and Hardstanding):** Covering approximately 390m², comprising the existing building footprint and paved areas with negligible biodiversity value.

3. Post-Development Biodiversity Proposals

Proposed Habitat Enhancements:

- **Native Planting:** Introduce 40m² of native shrub and perennial planting in the rear garden to enhance species diversity and provide foraging opportunities.
- **Wildflower Meadow:** Establish a 50m² area of native wildflower meadow within the rear garden to support pollinators and increase habitat heterogeneity.
- **Green Roof:** Install a 20m² extensive green roof on the flat roof section of the building to provide additional habitat and aid in thermal regulation.

4. Biodiversity Metric Calculation

Baseline Biodiversity Units:

- **Amenity Grassland:** 150m² x 0.5 (condition multiplier) = 75 units

- **Introduced Shrub:** $30\text{m}^2 \times 0.4$ (condition multiplier) = 12 units
- **Developed Land:** $390\text{m}^2 \times 0$ (condition multiplier) = 0 units

Total Baseline Units: 87 units

Post-Development Biodiversity Units:

- **Native Shrub Planting:** $40\text{m}^2 \times 0.7$ (condition multiplier) = 28 units
- **Wildflower Meadow:** $50\text{m}^2 \times 1.0$ (condition multiplier) = 50 units
- **Green Roof:** $20\text{m}^2 \times 0.6$ (condition multiplier) = 12 units

Total Post-Development Units: 90 units

5. Net Biodiversity Gain

The proposed development results in an increase from 87 to 90 biodiversity units, representing a net gain of approximately 3.4%. This gain is achieved through the introduction of higher-value habitats, such as native planting and a green roof, which enhance the site's ecological value.

6. Conclusion

The proposed development at 25 Squirrels Heath Road demonstrates a commitment to biodiversity enhancement by incorporating native planting, a wildflower meadow, and a green roof. These measures not only mitigate potential biodiversity losses but also contribute to a net gain, aligning with local planning policies and national biodiversity objectives.