

Biodiversity Metric Calculation

Window Replacement – Havering Council

1. Introduction

This Biodiversity Metric Calculation has been prepared in support of a planning application to replace existing windows at the application property within the London Borough of Havering.

The proposal involves no physical works beyond the existing building envelope and does not affect land, vegetation, trees, or boundary features.

The assessment has been undertaken with reference to:

- DEFRA Biodiversity Metric 4.0
- Environment Act 2021
- National Planning Policy Framework (NPPF)
- London Plan Policy G6 (Biodiversity and Access to Nature)
- Havering Local Plan Policy 27 (Protecting and Enhancing Biodiversity)

2. Site Description

- The site comprises an existing residential dwelling.
- The proposal is limited to the replacement of windows within existing external walls.
- There are:
 - No extensions
 - No demolition affecting land
 - No groundworks
 - No loss of garden space
 - No tree or hedge works

3. Baseline Biodiversity Value

Under DEFRA Metric 4.0, the area affected by the proposal is categorised as:

- Developed Land – Sealed Surface (Existing Building)

Sealed surfaces have very low distinctiveness and generate zero biodiversity units.

Baseline Units

Habitat Type	Area (ha)	Distinctiveness	Biodiversity Units
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Existing building footprint	0.00	Very Low	0.00
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Total Baseline Biodiversity Units: 0.00

4. Post-Development Biodiversity Value

- The building footprint remains unchanged.
- No new habitats are created or lost.
- All surrounding soft landscaping and ecological features remain intact.

Post-Development Units

Habitat Type	Area (ha)	Distinctiveness	Biodiversity Units
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Existing building footprint (unchanged)	0.00	Very Low	0.00
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Total Post-Development Biodiversity Units: 0.00

5. Biodiversity Net Gain Outcome

- Baseline Units: 0.00
- Post-Development Units: 0.00

Net Change: 0.00 units

The proposal results in no loss of biodiversity and therefore meets the requirements of Policy G6 of the London Plan and Policy 27 of the Havering Local Plan.

Given the nature and scale of the works, the development is considered de minimis and is not subject to the mandatory 10% Biodiversity Net Gain requirement.

6. Policy Compliance (Havering-Specific)

The proposal:

- Avoids impacts on habitats and protected species
- Retains all existing ecological features
- Protects garden land, trees, and boundary vegetation

- Complies fully with:
 - Havering Local Plan Policy 27
 - London Plan Policy G6
 - NPPF Section 15

No ecological mitigation or enhancement measures are required.