

BIODIVERSITY STATEMENT FOR

**12 Robin Close, Collier Row, Romford
RM5 3UJ**

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EXECUTIVE SUMMARY

Proposed development

- Development proposals involves the construction of a single storey rear extension.

Biodiversity Net Gain

- The proposed development does not constitute a significant net gain in Habitat Units. Although a percentage gain is not possible due to a null baseline.

Baseline Units

- The site supports 0.00 habitat units currently within the baseline.

Post Intervention Units

- Post development it is anticipated that the proposals will support 0.01habitat units.
- This is a net gain of 0.01 habitat units or a +493.71% change in units.

Trading Rules

- The proposals do meet the trading rule requirement of like for like or like for better required by the Biodiversity Net Gain Metric
- An ecological management plan will need to be produced to manage the green roof

1.0 INTRODUCTION

1.1 Architecturehaus was instructed to undertake a Biodiversity Net Gain

Assessment to determine the biological impact of the proposed development site at

12 Robin Close, Collier Row, Romford RM5 3UJ

1.2 Architecturehaus has completed a Preliminary Ecological Assessment at the site.

1.3 Best practice guidelines require that this report be completed by a suitably qualified ecologist as defined in BS42020:2013. The author of this report meets that definition.

1.4 Development proposals involve a first storey extension.

1.5 Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than it was before. The process relies on the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore and rehabilitate losses of biodiversity on site.

1.6 This report was completed using Defra's Statutory Metric (Natural England, 2023a)² to quantify the biodiversity baseline for the site and calculate the post-development biodiversity unit for the proposed scheme following the best practice guidelines as set down by CIRIA (2019).

1.7 Section two of this report describes the methodologies used for determining Biodiversity Net Gain. Section three and four provides the results of the assessment, section five provides discussion and implications for development

2.0 METHODOLOGY

Baseline Condition

2.1 Baseline condition of the site was established from data collected during the Preliminary Ecological Appraisal (PEA) of the site.

o Habitat Units - All habitats (excluding hedgerows and watercourses) within the footprint of the development, were assessed during the survey following the Habitat Condition Assessment (HCA) guidelines (Natural England, 2023b).

o Hedgerow Units - Any hedgerow or line of trees on site was assessed during the PEA following HCA guidelines (Natural England, 2023b).

o Watercourse Units – Any water course on site was assessed during the EA following the HCA guidelines (Natural England, 2023b).

2.2 Habitat area or length, condition and distinctiveness were used to calculate baseline Biodiversity Units, providing a measure of the biodiversity pre-development. This calculation is in accordance with Defra’s technical paper, guidance for developers and guidance for offset providers (Defra 2012 a, b and c). This is the standard metric used for calculating BU and LU in the UK.

2.3 Habitat Area– The size of each habitat is calculated using a georeferenced Google Earth image of the site within GIS.

2.4 Habitat Distinctiveness – A pre-assigned value is given by the Biodiversity Metric 4.0 when inputting the specific Habitat Type using the UK Habitat Classification System (UKHab, 2023).

2.5 Habitat Condition Assessment (HCA) – Using “The Statutory Biodiversity Metric - Auditing and Accounting for Biodiversity - Technical Supplement” (Natural England, 2023b & 2023c), the condition of each habitat was assessed. Where there were gaps in primary HCA data, for example from limited access to land, professional judgement was applied, to retrospectively, assess the habitat condition.

Post-development Condition

2.7 Post-development biodiversity units are calculated in a similar way to baseline biodiversity units. However, in addition to area, condition and distinctiveness of the proposed habitats, the key risks to delivery are considered through the incorporation of risk factors.

The Defra metric sets out three risk factors: distance from the Scheme (Spatial Risk); time taken for created or enhanced habitats to reach target condition (Temporal Risk); and how difficult it is to create or enhance any given habitat (Delivery Risk).

Limitations

2.8 An initial site assessment such as this is only able to act like a 'snapshot' to record any flora or fauna that is present at the time of the survey. It is, therefore, possible that some species may not have been present during the survey but may be evident at other times of the year. For this reason, habitats were assessed for their potential to support some species, even where no direct evidence (such as droppings) has been found. The absence of biological records does not preclude the presence of a particular species, as record coverage is often patchy due to access restrictions placed on surveyors by private property and trespass laws.

2.9 It is important to note that a scheme-wide biodiversity net gain or no net loss cannot be achieved for the scheme, if there are negative impacts on irreplaceable habitats.

2.10 Defra guidance dictates that any compensation offered to address impacts on irreplaceable habitats should be agreed directly with Natural England (NE). The baseline habitat which is identified for such compensation and the biodiversity units resulting from this compensation should also be excluded from biodiversity unit calculations.

2.11 Following Defra guidance, impacts on irreplaceable habitats and their compensation have been excluded from this biodiversity unit calculation.

2.12 Biodiversity Impact Assessment only deals with habitat and as such this report does not cover any of the requirements of the proposed development arising from potential impacts on protected species and designated sites.

3.0 BASELINE

Baseline Habitats

3.1 The Biodiversity Metric 4.0 uses the UK Habitat Classification System (UKHab, 2023). Table 1 below gives the habitats identified as being present on site during the Ecological Appraisal.

Table 1. Habitats on site.

UKHAB Category

Developed Land; Sealed Surface (building)
Developed Land; Sealed Surface (hardstanding)
Developed land: Sealed Surface (Buildings)

4.1 There are four flats on site.

The main building is a 2 storey building with rear garden, and a pitched brick-tiled roof.

Developed land: Sealed Surface (Hardstanding)

3.2 This habitat included to concreted areas, front to the pavement (public realm), the other was an area providing a pathway to the main building via the front accommodation. All hardstanding was identical, made of concrete, there was no encroachment by plants or overhanging vegetation.

Baseline Condition Assessment

3.3 The habitats on site were assessed against the criteria in relevant Habitat Condition Assessment Sheet, the results of which are shown in Table 2 below

Table 2. Habitat Condition Assessment.

Habitat Condition Criteria Habitat

Habitat	Condition Criteria													Habitat Condition
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	
Developed Land; Sealed Surface	No Assessment Required – Condition N/A													N/A
Developed Land; Sealed Surface	No Assessment Required – Condition N/A													N/A

3.4 The site does not contain any irreplaceable habitats.

Strategic Significance

Habitats

3.5 None of the habitats recorded during the Ecological Assessment are listed as Habitats of Principal Biological Importance in Section 41 of the NERC Act 2006 nor are they listed as Priority Habitats on the national BAP.

Summary of Baseline Units

3.6 The Baseline Habitat Units for the site are given in Table 3 below.

Table 3. Baseline Habitat Units.

UKHAB Category	Area (Ha)	Habitat Units Delivered
Developed Land; Sealed Surface	0.0130	0.00
Total Habitat Units 0.0		

3.7 Overall, the baseline habitats on site provide a 0.00 units pre-development

Habitat	Condition Criteria													Habitat Condition
	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	
Developed Land; Sealed Surface	No Assessment Required – Condition N/A													N/A
Other Green Roof	No Assessment Required – Condition N/A													N/A
Vegetated garden	No Assessment Required – Condition N/A													N/A

Summary of Post-development Units

4.8 The Habitat Units post-development for the site are given in Table 7 below.

Table 7. Post-development Habitat Units

UKHAB Category	Area (Ha)	Habitat Units Delivered
Developed Land; Sealed Surface	0.01400	0.00

Total Habitat Units 0.0

4.9 Overall, the scheme is anticipated to provide 0.01 habitat units post-development.

5.0 OUTCOME

Habitat Units

5.1 The proposed development will result in a gain of +0.01 in Habitat Units on site or a +N/A% net gain in Habitat Units (due to a null baseline). The overall post development Habitat Units is 0.01.

5.2 The proposed development therefore constitutes a net gain in Habitat Units, but due to a null baseline cannot deliver a percentage gain (of at least 10% post development) under the current proposals.

5.3 The metric calculations show that the proposals will result in no net loss of biodiversity across the site for all types of biodiversity units under the current scheme and there will be a net increase in value in habitat and hedgerow units post development in line with the required 10% increase in net gain. The baseline and proposed units and provided in a summary Table 10 below.

Table 10. Summary Table

Type of Unit	Baseline units	Post-Development Units	Change in Units	Percentage Change in Units
Habitat units	0.00	0.01	0.01	N/A

Trading Rules

5.4 The Defra Metric requires that losses in habitat are compensated for on a 'like for like' or 'like for better' basis with new or restored habitats aiming to achieve a higher distinctiveness or condition than those lost. The proposed development does result in a loss of habitat.

Trading Rule as set out above.

5.5 The proposals will not require an Ecological Management Plan to be produced to manage the retained, created and enhanced habitats on site post-development for a minimum of 30 years to ensure that the condition of the habitats is achieved and maintained. This Management Plan could be secured through a suitably worded planning condition.