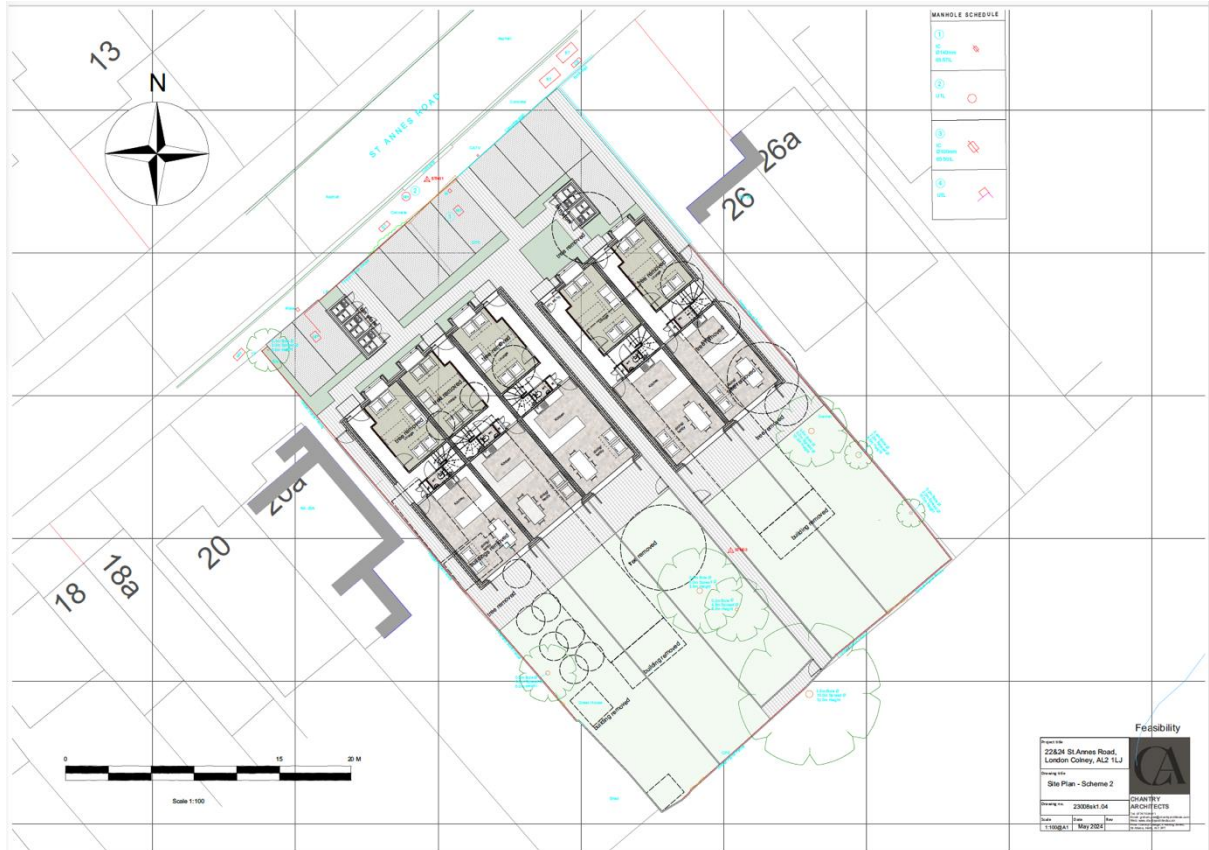


Report for: Reg Cuthbert-Alderbury Developments

Commissioned by: Graham Peel – Chantry Architects

Biodiversity Net Gain Assessment



Site Plan- Scheme 2 (Chantry Architects, 2024)

24 St. Annes Road, London Colney AL2 1LJ

Report No: J3232

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SUMMARY

On the instructions of Graham Peel – Chantry Architects on behalf of Reg Cuthbert-Alderbury Developments, Morgan & Stuckey Ecological Consultants carried out a Biodiversity Net Gain (BNG) Assessment for the site of 24 St. Annes Road, London Colney AL2 1LJ.

The proposed development will entail the demolition of the existing structures and the development of five new residential properties. The area of developed land; sealed surface on site will increase, with a consequential loss of vegetated garden area. The sweet chestnut tree (medium sized) will also be lost to facilitate the development. The remaining medium sized trees (an ash and the two pears) will be retained.

This results in a 25.06% BNG loss in Habitat Area Units with the trading rules not satisfied.

A further 0.31 Habitat Units are required to meet the 10% net gain for the site and, to meet the trading rules, at least 0.19 units of this must be of Medium Distinctiveness Individual Tree habitat (or a higher distinctiveness habitat).

As the site will consist wholly of private residential land, this will not be possible to achieve on-site and off-site compensation should be sought. It is intended that the units required will be sought through a third-party habitat bank.

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DOCUMENT CONTROL

Document Title:	Biodiversity Net Gain Assessment 24 St. Annes Road, London Colney AL2 1LJ
The Client:	Reg Cuthbert-Alderbury Developments

Morgan & Stuckey – ecological consultants, have prepared this report in accordance with the instructions of Graham Peel – Chantry Architects, on behalf of Reg Cuthbert-Alderbury Developments (“the Client”) in accordance with their Email instruction dated Monday 29th Jan 2024 at 16:49. This report is confidential and non-assignable by the Client and **Morgan & Stuckey** shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass copies of the report to other parties for information, the whole of the report should be so copied, but no professional liability or warranty shall be extended to other parties by **Morgan & Stuckey** in this connection without the explicit written agreement thereto by **Morgan & Stuckey**.

Report Number J3232	Status FINAL	Date of issue 30/07/24
Prepared by	Clifford Stuckey BSc (Hon’s) PhD MCIEEM CEnv Ecologist	
Reviewed by		
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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.

Clifford C Stuckey BSc (Hon’s) PhD CEnv MCIEEM



1 INTRODUCTION

1.1 INSTRUCTIONS AND OBJECTIVES

On the instructions of Graham Peel – Chantry Architects on behalf of Reg Cuthbert-Alderbury Developments, Morgan & Stuckey Ecological Consultants carried out a Biodiversity Net Gain (BNG) Assessment for the site of 24 St. Annes Road, London Colney AL2 1LJ.

Proposals for the site are for the demolition of the existing structures and the development of five new residential properties.

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.

Drawings Site Plan- Scheme 2 (Chantry Architects, 2024) were 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 TL 17619 03522, post code AL2 1LJ, in London Colney, St Albans.

The site is located on a road with moderate-density residential housing along its length. Broad Colney Lakes Nature Reserve is located immediately to the southeast of the site which includes an area of priority deciduous woodland (bounding the site) and large fishing lakes, the closest of which (North Lake) is ~50/80m away. A broad section of the River Colne (Long Lake) is beyond this, at ~215m to the south.

Further afield, a high-density residential area is found to the north and northeast and agricultural land and open pasture is found to the south and west.



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 the site falls into the SSSI Impact Risk Zone for:

- Redwell Wood (SSSI), ~3.3km east
- Moor Mill Quarry, West (SSSI), ~3.5km west
- Bricket Wood Common (SSSI), ~4.6km west

Two Natural England Protected Species licences (NEPS) have been granted within the search area:

- Common pipistrelle and brown long-eared bat, ~1.7km to the south. Licence No. 2015-18031-EPS-AD2.
- Great crested newt, ~ 1.9km to the west. Licence No. 2015-16251-EPS-MIT-4.

The following areas of priority habitat are found within the search area:

- Small areas of Deciduous Woodland dominate the search area. The closest point is located immediately south of the site.
- The River Colne, which at its closest point runs ~215m to the south, is a high certainty chalk river.
- Napsbury Park residential development is designated as an area of Woodpasture and Parkland. Closest point located ~530m north-west.
- Small area of Lowland Fens located ~705m west.
- Four areas of Traditional Orchards are located within the search area. The closest area is located ~1km west.
- Coppice Wood – Ancient & Semi-Natural Woodland located ~1.2km north-east

MAGiC

AL2 1LJ

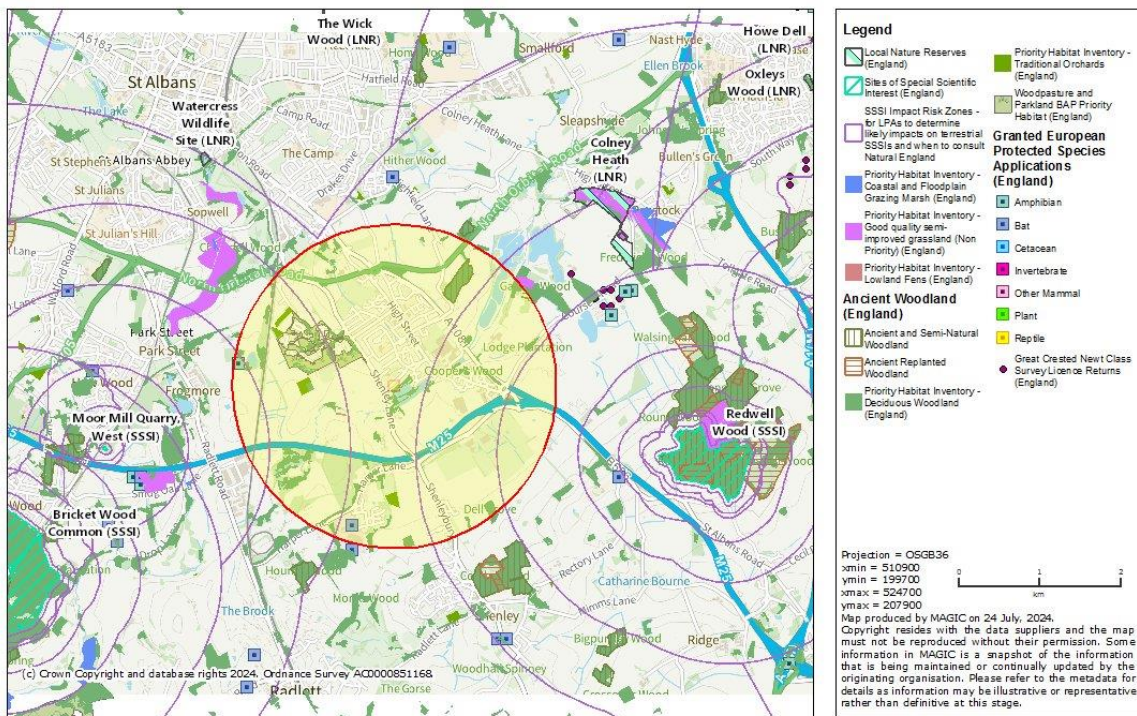


Figure 3-2 MAGIC Map

3.3 STRATEGIC SIGNIFICANCE

There is no documentation found to indicate that the site falls into an area of strategic significance.

3.4 BNG ASSESSMENT

3.4.1 BASELINE UNITS

The site consists of two residential plots with two main dwellings (B1 and B2) and an assortment of outbuildings set within residential gardens.

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	0.058	0.00
Vegetated Garden	N/A	0.055	0.11
Urban Trees	Good	0.0651	0.78
Total area units			0.89

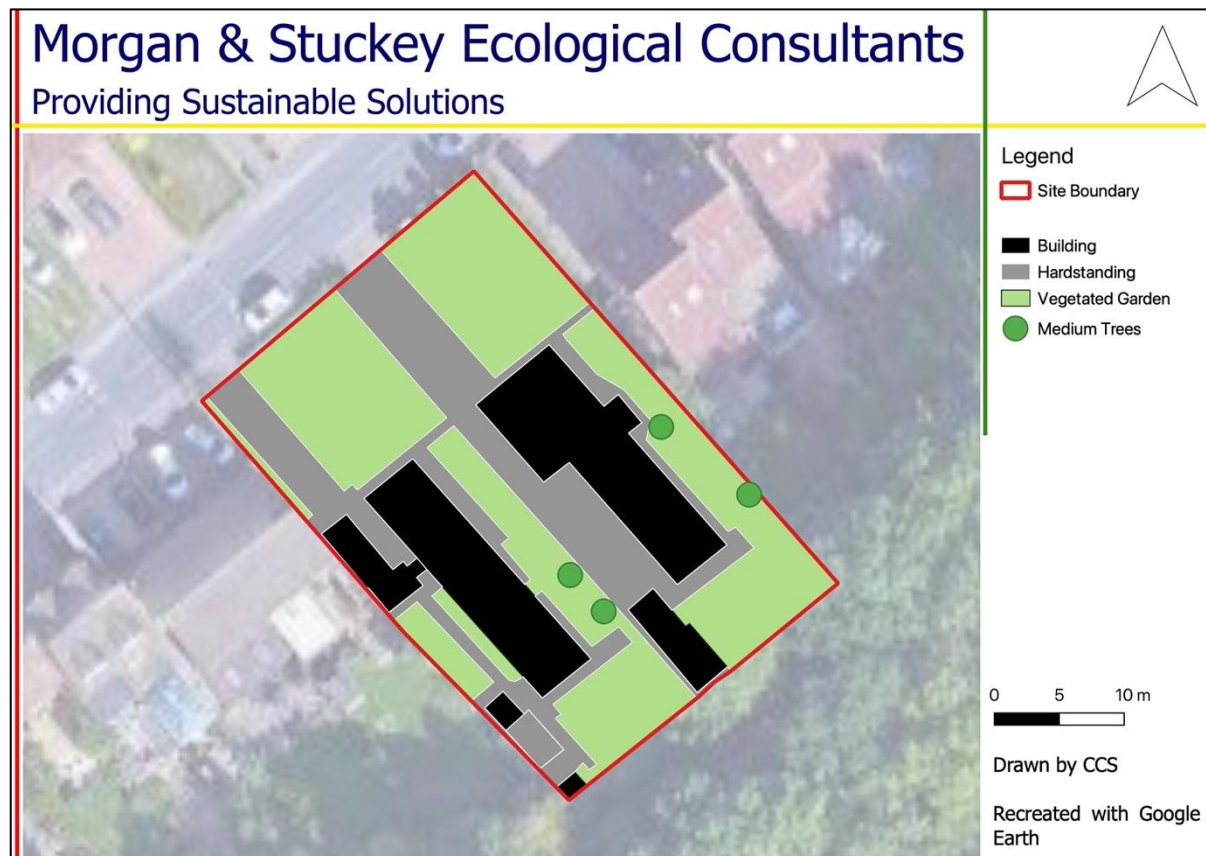


Figure 3-3 Baseline Habitats

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	0.071	0.00
Vegetated gardens	N/A	0.042	0.08
Baseline units retained			
Urban Tree	Good	0.0489	0.59
Total Area Units			0.67



Figure 3-4 Post Development Habitats

3.4.3 BNG GAIN/LOSS

The proposed development will result in a 25.06% BNG loss in Habitat Area Units with the trading rules not satisfied.

24 St. Annes Road, London Colney AL2 1LJ		Return to results menu		
Headline Results				
Scroll down for final results				
On-site baseline	Habitat units	0.89		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.67		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change <small>(units & percentage)</small>	Habitat units	-0.22	-25.06%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
On-site net gain is less than target set				
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	-0.22		
	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	-0.22		
	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	-25.06%	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%	0.89	0.98	0.31
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 entail the demolition of the existing structures and the development of five new residential properties. The area of developed land; sealed surface on site will increase, with a consequential loss of vegetated garden area. The sweet chestnut tree (medium sized) will also be lost to facilitate the development. The remaining medium sized trees (an ash and the two pears) will be retained.

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