

Biodiversity Net Gain Appraisal

The White Hart, South Mimms

April 2024

1.0 INTRODUCTION

- 1.1 Residential development is proposed at The White Hart, South Mimms (hereafter referred to as the 'Site'). This note has been prepared by CSA Environmental on behalf of Griggs (South Mimms) Limited and provides an appraisal of the potential net effects of proposed residential development on biodiversity at the Site, and is intended to provide initial advice and guidance, in particular to ensure adherence to the '*mitigation hierarchy*'.
- 1.2 Headline results of the Statutory Biodiversity Metric calculations are provided in Appendix D with full spreadsheet calculation provided separately for further interrogation.

2.0 METHODS

Baseline Survey

- 2.1 Information from the UK Habitat Classification ('UKHab') survey was collected on 04 May 2023 by Alexandra Cole MCIEEM and Rosie Billington. Habitats recorded are mapped on the Habitats Plan (CSA/6115/100/B) provided in Appendix A. Botanical species lists for each habitat identified are provided Appendix B.

Condition Assessment

- 2.2 Habitat condition assessments were undertaken from The Statutory Biodiversity Metric: User Guide (Defra, 2024) and Statutory Biodiversity Metric Condition Assessment sheets (Defra, 2024) which accompanies the metric. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat within the Site.

Calculations

- 2.3 The Statutory Biodiversity Metric calculation tool was used to quantify and assess the anticipated impact of the proposed development upon the biodiversity value of the Site, through change in biodiversity units and

the overall percentage of gain/loss achieved. Metric calculations have been undertaken by Alexandra Cole MCIEEM.

Assumptions & Limitations

- 2.4 It should be noted that the accuracy of habitat and hedgerow measurements is limited by the form of baseline data collection and resolution of development proposal drawings. In this instance baseline habitat areas have been measured using QGIS, with proposal plans provided as a DWG file.

3.0 BASELINE

- 3.1 The Site comprises an area of c. 0.26ha and comprises the former White Hart public house with associated car park and garden; with mixed scrub and grassland.

- 3.2 Based on the metric adopted and utilising the Habitats Plan (CSA/6115/100/B), the on-site baseline is calculated as 0.51 habitat units. These habitat units arise from habitats of very low to medium distinctiveness.

- 3.3 Based on the metric adopted and utilising the Habitats Plan (CSA/6115/100/B), the on-site linear hedgerow baseline is calculated as 0.03 hedgerow units. These units arise from habitats of very low distinctiveness.

4.0 BIODIVERSITY OUTCOMES

Proposed Development

- 4.1 The proposed development comprises conversion of the existing on-site buildings, in addition to the development of additional buildings with gardens and creation of communal garden areas.

- 4.2 Based on the Proposed Site Plan (Griggs; 1583 - PL020) and making use of The Statutory Biodiversity Metric, the on-site post-intervention 'habitat units' were calculated as 0.57 units and the on-site post-intervention 'hedgerow units' were calculated as 0.09 units.

Biodiversity Calculation

- 4.3 The net effect of biodiversity is therefore calculated as the following:

Habitat Summary:

- Baseline: 0.51 Habitat Units
- Post-intervention: 0.57 Habitat Units

- Total Net Unit Change: +0.06 Habitat Units or 11.62% gain

Hedgerow Summary:

- Baseline: 0.03 Hedgerow Units
- Post-intervention: 0.09 Hedgerow Units
- Total Net Unit Change: +0.06 Hedgerow Units or 206.79% gain

4.4 The proposals satisfy trading rules.

4.5 The calculation above and provided in Appendix D demonstrates that based on the current proposals a net gain in biodiversity for habitats and hedgerows is predicted, largely due to the provision of new tree and hedgerow planting.

Opportunities for Ecological Enhancement

4.6 To promote adherence to the NPPF and Hertsmere local policy the following opportunities for ecological enhancement have been identified:

- Provision of new bat roosting and bird nesting opportunities within new buildings and retained mature trees.
- Incorporation of native plants and those of wildlife importance into a landscaping scheme to provide foraging opportunities for birds, invertebrates and birds.
- Provision of hedgehog gaps (13x13cm) in new fencing to promote habitat connectivity for small mammals across and within the Site.

Appendix A

Habitats Plan



- Site boundary
- Hedgerows (h2a)
- Tree
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Mixed scrub (h3h)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Ornamental planting



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Project	The White Hart, South Mimms	Date	April 2024	Drawing No.	CSA/6115/100
Drawing Title	Habitat Plan	Scale	Refer to scale	Rev	B
Client	Griggs (South Mimms) Limited	Drawn	RB	Checked	AC

Appendix B

Species List

Table 1. Habitat and Flora Species List

Site Name		The White Hart, South Mimms						
Survey Date and Surveyor(s)		04/05/2023 Alexandra Cole and Rosie Billington						
Scientific Name	Common Name	Habitat Parcel Number/Habitat Type						
		Developed land - sealed surface (u1b)	Modified grassland - short sward (g4)	Modified grassland - long sward (g4)	Other neutral grassland (g3c)	Urban built-up areas and gardens (u1b): Introduced scrub (t160)	Mixed scrub (h3h)	Other hedgerow (h2b)
Bryophytes								
<i>Rhytidiadelphus squarrosus</i>	Springy turf-moss	X						
Herb Species								
<i>Achillea millefolium</i>	Yarrow		X	X	X			
<i>Aegopodium podagraria</i>	Ground-elder				X			
<i>Anthriscus sylvestris</i>	Cow parsley				X			
<i>Aphanes arvensis</i>	Parsley-piert		X					
<i>Bellis perennis</i>	Daisy		X	X	X	X		
<i>Capsella bursa-pastoris</i>	Shepherd's-purse	X				X		
<i>Cardamine flexuosa</i>	Wavy bitter-cress		X					
<i>Cardamine pratensis</i>	Cuckooflower				X			
<i>Centaurea nigra</i>	Common knapweed			X				
<i>Cerastium sp.</i>	Common mouse-ear	X	X			X		
<i>Chamerion angustifolium</i>	Rosebay willowherb			X				
<i>Chelidonium majus</i>	Greater celandine	X		X				
<i>Cirsium arvense</i>	Creeping thistle		X		X			
<i>Cirsium vulgare</i>	Spear thistle			X		X		
<i>Conium maculatum</i>	Hemlock			X				
<i>Epilobium sp.</i>	Willowherb	X			X	X		
<i>Equisetum arvense</i>	Field horsetail				X			
<i>Galium aparine</i>	Cleavers	X		X	X			
<i>Geranium dissectum</i>	Cut-leaved crane's-bill				X			
<i>Geranium molle</i>	Dove's-foot crane's-bill		X					
<i>Geranium pyrenaicum</i>	Hedgerow crane's-bill		X	X	X	X		
<i>Helminthotheca echioides</i>	Bristly oxtongue	X		X				
<i>Hyacinthoides non-scripta</i>	Bluebell				X			
<i>Iris sp.</i>	Iris			X				
<i>Lactuca serriola</i>	Prickly lettuce	X				X		
<i>Lamium album</i>	White dead-nettle				X			
<i>Lamium purpureum</i>	Red dead-nettle			X	X	X		
<i>Malva sp.</i>	Mallow	X	X	X				
<i>Matricaria chamomilla</i>	Scented mayweed			X				
<i>Narcissus sp.</i>	Daffodil		X					
<i>Plantago coronopus</i>	Buck's-horn plantain	X	X			X		
<i>Plantago lanceolata</i>	Ribwort plantain		X		X			
<i>Plantago major</i>	Greater plantain			X				
<i>Potentilla reptans</i>	Creeping cinquefoil	X			X			
<i>Ranunculus acris</i>	Meadow buttercup				X			
<i>Ranunculus repens</i>	Creeping buttercup			X	X			
<i>Reseda luteola</i>	Weld			X				
<i>Rumex acetosa</i>	Common sorrel				X			
<i>Rumex obtusifolius</i>	Broad-leaved dock			X	X			
<i>Rumex sanguineus</i>	Wood dock				X			
<i>Senecio jacobaea</i>	Common ragwort			X	X	X		
<i>Senecio vulgaris</i>	Groundsel	X		X		X		
<i>Sonchus sp.</i>	Sowthistle	X		X				
<i>Stachys sylvatica</i>	Hedge woundwort			X		X		
<i>Stachys byzantina</i>	Lamb's ear			X				
<i>Stellaria media</i>	Common chickweed	X						
<i>Symphytum sp.</i>	Comfrey						X	
<i>Taraxacum agg.</i>	Dandelion	X	X	X	X	X		
<i>Trifolium repens</i>	White clover		X					
<i>Trifolium sp.</i>	Clover			X				
<i>Urtica dioica</i>	Common nettle			X	X		X	
<i>Veronica chamaedrys</i>	Germander speedwell					X		
<i>Veronica persica</i>	Common field-speedwell		X					
Grasses								
<i>Alopecurus pratensis</i>	Meadow foxtail				X			
<i>Cynosurus cristatus</i>	Crested dog's-tail				X			
<i>Dactylis glomerata</i>	Cock's-foot		X	X				
<i>Festuca rubra</i>	Red fescue			X	X			
<i>Holcus lanatus</i>	Yorkshire-fog	X	X	X	X	X		
<i>Lolium perenne</i>	Perennial rye-grass	X	X	X	X			
<i>Poa annua</i>	Annual meadow-grass	X	X					
Woody Species								
Broadleaved								
<i>Buddleja davidii</i>	Butterfly-bush	X						
<i>Corylus avellana</i>	Hazel						X	
<i>Crataegus monogyna</i>	Hawthorn						X	
<i>Hedera helix</i>	Ivy						X	
<i>Ilex aquifolium</i>	Holly	X						
<i>Populus sp.</i>	Poplar sp.	X						
<i>Prunus laurocerasus</i>	Cherry laurel							X
<i>Prunus spinosa</i>	Blackthorn				X		X	
<i>Prunus sp.</i>	Prunus (domesticated)			X			X	
<i>Rosa sp.</i>	Rose					X		
<i>Rubus fruticosus agg.</i>	Bramble	X		X			X	
<i>Salix babylonica</i>	Weeping willow							
<i>Sambucus nigra</i>	Elder	X					X	

Appendix C
Development Proposals

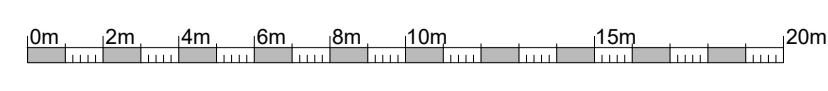


- LEGEND**
- +94.05 Proposed Levels.
 - Existing Trees/Foliage / Woodland
 - New Trees
 - Planting / Hedging / Borders.
(Landscaping is indicative, please refer to separate Landscape Plan for further details).
 - Grass
 - Porecelain Paving Slabs or similar.
 - Permeable Construction to Parking Area
 - 1.2m high post and 4 rail fencing
 - EV EV Charging Point - in rear of Garages.

NOTES:
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REVISIONS:			
Rev:	By:	Check:	Date:



PLANNING

Project:
 The White Hart Pub,
 St Albans Road, South Mimms,
 Herts, EN6 3PJ.

Title:
 Site Plan (Ground Floor Layout)

Drawn: KAT	Checked:	Date: Sept 2023	Scale: 1:200	Size: A1
Project No: 1563		Drawing No: PL020		Revision: -

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Appendix D

Statutory Biodiversity Metric Headline Results

The White Hart, South Mimms
Headline Results
Scroll down for final results

Return to results menu

On-site baseline	Habitat units	0.51	
	Hedgerow units	0.03	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.57	
	Hedgerow units	0.09	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	0.06	11.62%
	Hedgerow units	0.06	206.79%
	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	0.06	
	Hedgerow units	0.06	
	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	0.06
	Hedgerow units	0.06
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	11.62%
	Hedgerow units	206.79%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.51	0.57	0.00
Hedgerow units	10.00%	0.03	0.03	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
 No additional hedgerow units required to meet target ✓
 No additional watercourse units required to meet target ✓