

The Small Sites Metric Biodiversity Net Gain Report

**Land between Todd's Corner and Shangri-La,
Stevenage Road, Todds Green, SG1 2JE**

Existing Aerial - 1:500



Indicative Proposed Aerial - 1:500



March 2025

Erection of a pair of detached dwellings with access, private gardens,
landscaping and area for biodiversity net gain

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1. INTRODUCTION

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than it was before.

This report identifies the process and results of using the DEFRA Small Sites Metric (SSM) to quantify habitats and demonstrate how the development will achieve a 10% net gain for biodiversity in accordance with BNG national and local legislation.

A Topographical Survey was carried out in February 2025 which incorporated the land between Todd's Corner and Shangri-La, Stevenage Road, Todds Green, SG1 2JE.

MS Ecology carried out an Ecological Impact Assessment which included a desk study, field survey (carried out on 15/03/2025) and evaluation of the site to provide information on the general habitat characteristics of the site and its surroundings.

This information has been used to provide this BNG report and Small Sites Metric.

The proposed development involves the erection of a pair of detached dwellings with access, private gardens, landscaping and area for biodiversity net gain.

The proposed development will result in a 11.03% BNG gain in Habitat Area Units and a 97.40% BNG gain in Hedgerow Linear Units, with all trading rules satisfied.

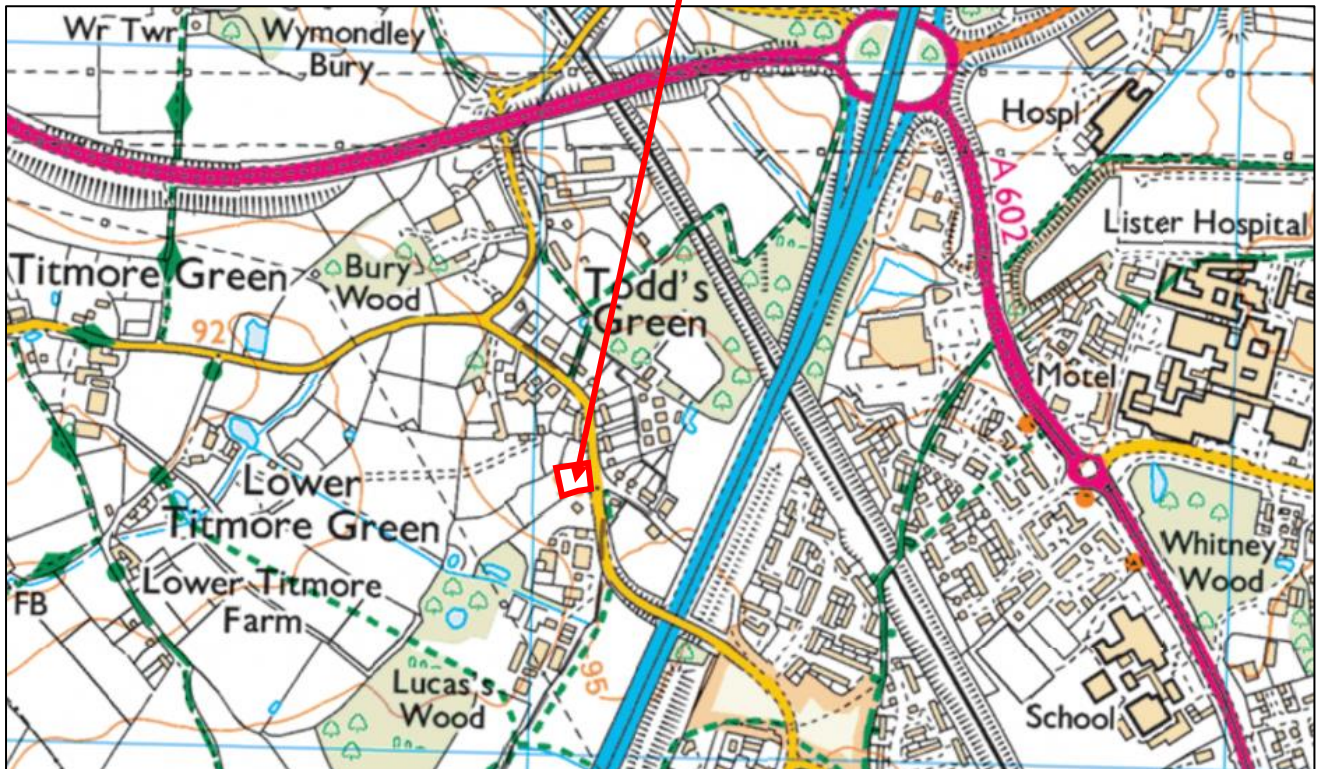
2. Site Location & Setting

Site Location & Description

The site is centred on OS NGR TL 22065 26399, post code SG1 2JE.

The site is surrounded by medium density residential housing, with agricultural infrastructure, arable fields and an Industrial site in the surrounding area.

Site Location edged in red



The site consists of part of a field used as a paddock for horses.

The proposed development site is devoid of buildings and enclosed by a post and wire fence on the eastern, northern and southern boundaries. The western boundary is currently unfenced, and adjoins the remaining paddock land.

The southern boundary has a species poor hedgerow comprising hawthorn and privet behind a post and wire fence with a short section of holly hedge.

The hedgerow along the northern post and wire fence is hawthorn with a small ornamental Cherry in the northeastern corner close to the entrance. This cherry Tree is the only tree on the application site, although there are several trees close to the site in the two neighbouring gardens, outside of the development area.

All boundary hedgerows and trees will remain unaffected by the proposal

Site Setting

There are four small water bodies located to the west of the site. ~486m NW, ~464m W, ~760m W & ~1.1km W.

Watercourses are located ~188m south & ~520m north-east.

The A1(M) is located ~200m east.

Several significant areas of woodland are found within a 1km search area:

Lucas' Wood is located ~139m south-west.

Margaret's Wood located ~177m north.

Bury Wood ~347m north-west.

Whitney Wood ~787m east.

Fishers Green Wood ~647m south.

The John Henry Newman School is located ~777m east.

Several areas of Play Space and Public Garden are located to the south of the site. The closest is located ~265m south.

An area of public garden is located ~780m north-east.

Lister Hospital is located ~766m north-east.

Areas of allotments are located ~809m north.

An area of good quality semi-improved grassland is located ~317m west.

Two areas of Ancient & Semi-Natural Woodland are located within the search area. ~193m south & ~185m north.

Deciduous Woodland is found throughout the search area. The closest area is found ~130m south-west.

Three areas of Traditional Orchards were returned. Located ~1.2km north-west, ~736m west & ~180m north.

3. BNG Assessment

Baseline Units - Habitats

The proposed development site is devoid of buildings and enclosed by a post and wire fence on the eastern, northern and southern boundaries. The western boundary is unfenced, with access into the adjoining paddock. All boundary hedgerows and trees will be retained

Hedgerows/Trees

The southern boundary has a species poor hedgerow comprising hawthorn and privet behind a post and wire fence with a short section of holly hedge.

The hedgerow along the northern post and wire fence is hawthorn with a small ornamental Cherry in the northeastern corner close to the entrance. This cherry Tree is the only tree on the application site, although there are several trees close to the site in the two neighbouring gardens, outside of the development area.

Modified Grassland

The modified grassland, dominated by perennial rye grass, includes common daisy, yarrow, plantain and thistle sp. Grassland is heavily grazed by horses with substantial areas of bare mud. (see pictures below).



Hardstanding

There is no hardstanding within the red line boundary of the proposed development site.

Water

There is no aquatic habitat on site.

Habitat Condition Assessment

The Habitat Condition Assessment and table, shown overleaf, were provided by MS Ecology and provides a summary of the results of the habitat condition assessments carried out on the above habitats.

Habitat	Condition
Modified Grassland	Poor
Hedgerow (North H-1)	Poor
Hedgerow (South H-2)	Poor

The following Baseline Habitat Units on site were entered into the Small Sites Metric and are summarised below.

Baseline Units	Habitat units	0.9174
	Hedgerow units	0.4444
	Watercourse units	Zero Units Baseline

The Baseline Habitat Map is attached to this document as Appendix 1.

Post Development Units

An area of land has been set aside to the rear of the site with its own independent access in order to provide a Biodiversity Net Gain.

The post-development habitats proposed for the site were entered into the Statutory Biodiversity Metric and the results are summarised below.

Post-development Units	Habitat units	1.0186
	Hedgerow units	0.8787
	Watercourse units	0.0000

The Post Development Habitats Map is attached to this document as Appendix 2

BNG Gain

The proposed development will result in a 11.03% BNG gain in Habitat Area Units and a 97.40% BNG gain in Hedgerow Linear Units, with all trading rules satisfied.

Total net unit change	Habitat units	0.1012	✓
	Hedgerow units	0.4343	✓
	Watercourse units	0.0000	

Total net % change	Habitat units	11.03%	✓
	Hedgerow units	97.74%	✓
	Watercourse units	% target not appropriate	

A Landscape Mitigation Plan is attached with this document as Appendix 3.

March 2025

Appendix 1
Baseline Habitat Map – A2 - 1-200



Appendix 2
Post Development Habitats - A2 - 1-200

Key:

- Application Site Area
- Garden Area (Retained) -
Modified Grassland g4
842m² / 0.0842 ha
- Area set aside for BNG (Enhanced)
Other Neutral Grassland g3c
470m² / 0.0470 ha
- New Block Paving
Developed Sealed Surface u1b
143m² / 0.0143 ha
- New Tarmac
Developed Sealed Surface u1b
154m² / 0.0154 ha
- New Patio
Developed Sealed Surface u1b
38m² / 0.0038 ha
- New Houses
Developed Sealed Surface u1b
266m² / 0.0266 ha
- Existing Tree
- New Tree
- Existing Native Hedge
- New Native Hedge
- Post and Rail Fence

Total Site Area = 1,913m² / 0.1913 ha



0 4 8 12 16 20
SCALE- METRES 1:200



Project: Land Between
Todd's Corner & Shangri-La,
Stevenage Road, Todd's Green,
SG1 2JE

Title: Proposed Habitat Map

Dwg Size: A2 Scale: 1:200

Dwg No: Date:

Appendix 3
Landscape Mitigation Plan – A2 - 1-200

Key:

- Application Site Area

- Existing Tree

- Existing Hedgerow

- New Native Hedgerow

- New Native Tree

- Post and Rail Fence

- Refuse Collection Area

- Bin Storage Area

- Area Set Aside for BNG

- Each Dwelling will Incorporate an E.V Charging Point

- Grass

- Tarmac

- Block Paving

- Species Rich Grass

- Patio Paving

(New Integrated Bird & Bat Box to be Installed on Each House)

048121620

SCALE- METRES

1:200

Project: Land Between Todd's Corner & Shangri-La, Stevenage Road, Todd's Green, SG1 2JE			
Title: Proposed Landscaping			
Dwg Size:	A2	Scale:	1:200
Dwg No:	TM/TG/005	Date:	