

Land at AL6 9UB, Codicote

Biodiversity Net Gain Assessment
Nucleus Design Studio



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1.0 Introduction

- 1.1.1 Nucleus Design Studio propose to build a stable block in a field. The site, measures 10,515m², see Figure 1, below.

Figure 1, Design plan for the development at Land at AL6 9UB, Codicote.



2.0 Methodology

- 2.1.1 A UKHab 2.0 habitat survey of the Site was completed on the 4th July 2024 following the current best practice guidelines.
- 2.1.2 This Biodiversity Net Gain (BNG) assessment has been completed to confirm whether the proposed design for the Site will have a positive or negative impact on habitat diversity within the Site area.
- 2.1.3 A UKHab 2.0 habitat survey of the site was undertaken with reference to the Institute of Environmental Assessment's Guidelines for Baseline Ecological Assessment (IEA, 1997) and the Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (IEEM, 2012).
- 2.1.4 A Biodiversity Net Gain (BNG) calculation was completed. Using the Statutory Biodiversity Net Gain Metric - <https://www.gov.uk/government/collections/biodiversity-net-gain>.
- 2.1.5 This assessed the biodiversity of the Site prior to development, see Figure 1 above, accounted for habitat features removed as part of the development and habitat features created as part of the development.

3.0 Results

- 3.1.1 The total area of the Site was 10,515 m².
- 3.1.1 The onsite baseline habitats recorded on Site are set out in Table 1.

Table 1, Areas of baseline habitat

Broad habitat	Habitat type	UKHab 2.0 code	Area (m ²)
Urban	Developed land, sealed surface	u1b5	550
Grassland	Other neutral grassland	g3c5	1350
Sparsely vegetated land	Ruderal/Ephemeral	g3c	750
Urban	Artificial, unvegetated unsealed surface	u1c	250

- 3.1.2 As part of the proposed scheme the following onsite habitats will be lost, see Table 2.

Table 2, Areas of habitat lost.

Broad habitat	Habitat type	UKHab 2.0 code	Area (m ²)
Urban	Developed land, sealed surface	u1b5	33
Sparsely vegetated land	Ruderal/Ephemeral	g3c	118

- 3.1.3 As part of the development the following onsite habitats will be created, see Table 3.

Table 3, Areas of habitat created

Broad habitat	Habitat type	UKHab 2.0 code	Area (m ²)
Urban	Developed land, sealed surface	u1b5	75

- 3.1.4 As part of the development the following onsite habitats will be enhanced, see Table 4.

Table 4, Areas of habitat enhanced.

Broad habitat	Habitat type	UKHab 2.0 code	Area (m ²)
Grassland	Other, neutral grassland,	g3c5	5000

4.0 Summary

- 4.1.1 Based on these data the proposed project will yield a 34% Net Gain in Biodiversity Net Gain on site, see Figure 2 below for the results output of the Statutory Biodiversity Net Gain Metric.

Land At AL6 9UB

Headline Results

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On-site baseline	Habitat units	3.90	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	5.24	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	1.34	34.37%
	Hedgerow units	0.00	0.00%
	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 (including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.34	
	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 (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.34	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	34.37%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.90	4.29	0.00
Hedgerow units	10.00%	0.00	0.00	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 ✓