

Ecology 4 U

Biodiversity Net Gain Report and Calculation

At: Eiling Lodge

Driver's End, Codicote, Hitchin SG4 8TP

**LOCAL PLANNING AUTHORITY: North Hertfordshire District
Council**

Date: 29.06.2025

Ref: BNG/LS/Rev-

Clarification

This report has been prepared for our client as stated within our appointment, only and expressly, for the purposes set out in this appointment and we owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in writing and signed, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. This report has been based solely on the specific design assumptions and criteria stated herein. A portion of the data and information included within this report has been gathered through enquiry with a third-party. This data is believed to be correct; however, no liability will be accepted for any discrepancy's inaccuracies, mistakes, or omissions in this.

Revision	Prepared By	Date	Reviewed By	Date
	IL	29.06.2025	AK	30.06.2025

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APPENDIX A – Designated Site Mapping

APPENDIX B – Priority Habitat Mapping

APPENDIX C – European Protected Species Mapping

APPENDIX D – Small Sites Matrix – Version 1.1.2 Release Date July 24 – Completed

APPENDIX E – Baseline habitat images 2020, Google Earth

1 Introduction

The Proposed Works comprise an extension to the residential dwelling (the Proposed Development) on Eiling Lodge, Driver's End, Codicote, Hitchin (the Site). The Environment Act 2021 amends the Town and Country Planning Act 1990 to make biodiversity net gain (BNG) mandatory for most development projects in England. Specifically, Schedule 14 of the 2021 Act inserts a new Schedule 7A into the 1990 Act requires a Biodiversity Net Gain (BNG) calculation and report that demonstrates a net gain increase in habitat for wildlife of at least 10% from the existing, following completion of the proposed development. This report assesses the BNG for this proposal. This application is a Householder Planning Submission, which are usually exempt from the requirements of BNG, however, Policy NE4 of the Local Plan for North Hertfordshire District Council requires that all developments deliver measurable gains for biodiversity.

1.1 Assessment Method

Assessment is in line with CIREA guidance document C776a Biodiversity Net Gain: Good practice principles for development, a practical guide. A baseline has been established, using a baseline assessment desktop survey. The Site contains no habitats requiring condition assessment. Proposed habitat areas, including retained and new, were calculated using the Proposed Site Plan. This data was entered into the DEFRA statutory small sites metric, and results used to make an assessment on whether the proposal meets the statutory requirements for BNG.

2 Baseline Habitats

To ensure there has been no degradation in habitats for wildlife, we have assessed this site in 2020 using Google Earth image in Appendix E. There has been no degradation on the Site. The baseline habitat in 2025, remains as 2020, and is vegetated garden to the north of the dwelling, and unsealed unvegetated garden to the south, with the house being sealed developed land. Within the government guidance for use of the Small Sites Metric for garden land, only trees over 300m width at 1.5m above ground level are measured and included in the calculations. There are no measurable trees within the vegetated garden.



Fig. 1: Unsealed Unvegetated



Fig. 2: Vegetated Garden



Fig. 3: Unsealed Unvegetate



Fig. 4: Vegetated Garden (North), Unsealed Unvegetated Garden (South)

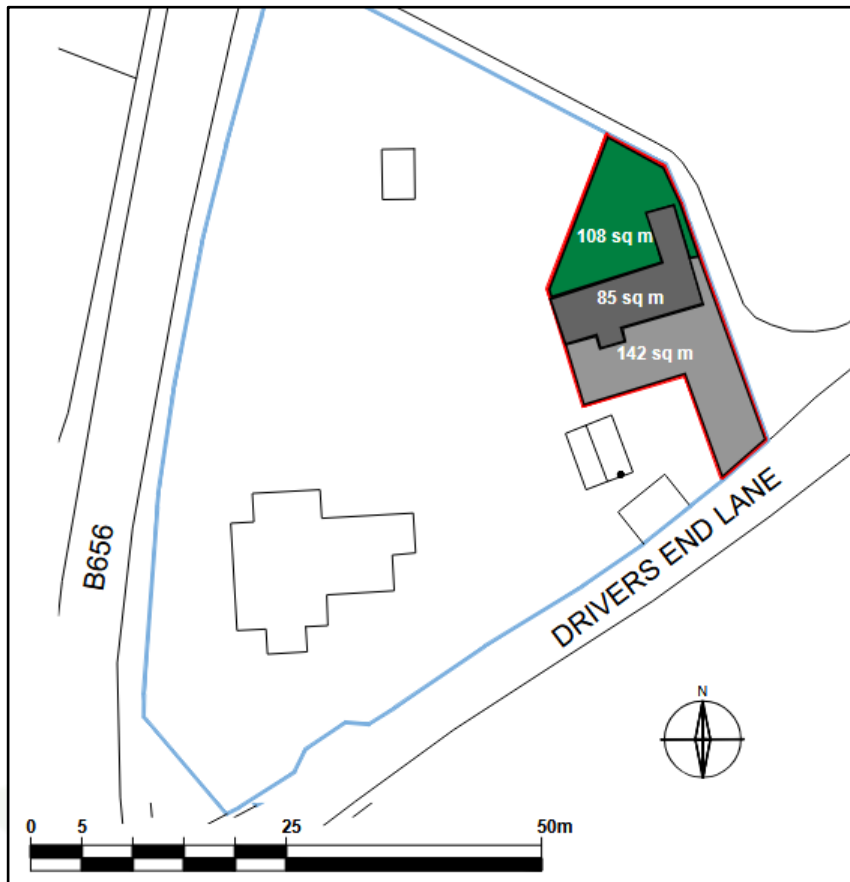


Fig. 5: Existing Habitat Plan (not to scale, see architect's drawing, Planning by Design)

3 **Proposed Development and Habitats**

The proposed development comprises a householder application for an extension to the front elevation of their residential dwelling.

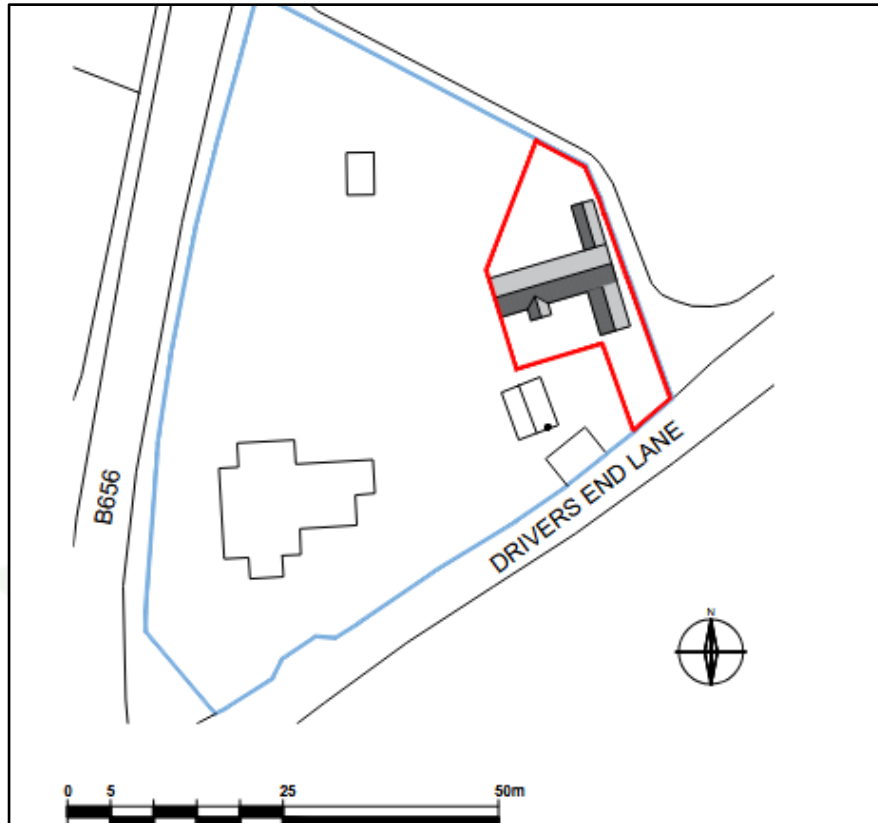


Fig. 6: Proposed Block Plan (not to scale, see architect's drawing, planning by design)



Fig. 7: Post Development Habitat Plan

4 **Designated Sites (see Appendix A)**

There are no Sites of Special Scientific Interest (SSSI), SACs, SPAs, Ramsar or other designated sites on the Site nor within 500m of the Site.

5 **Priority Habitats (see Appendix B)**

We have searched for priority habitats using Magic Map. There is a large Deciduous Woodland to the west of the site, approximately 150m distant. There are two distant areas with no main habitat, but where other habitat exists, these are approximately 350m north, and 450m south of the site. There is a small patch of Traditional Orchard to the south east of the Site, approximately 550m distant. We consider that there is no risk of harm to these habitats, due to the distance from the Site and with the low impact nature of the proposal, being only a small extension to the dwelling.

6 European Protected Species (see Appendix C)

There are no recorded Granted European Protected Species Applications on the Site.

7 Biodiversity Impact Assessment (see Appendix D)

The existing and proposed habitat data has been input into the DEFRA statutory Small Sites Metric – Please see Appendix for the full Matrix details.

Site Name		Eiling LodgeDriver's End, Codicote, Hitchin SG4 8TP
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Satisfied ✓
Next steps		Scheme alterations or offsite units required
Baseline Units	Habitat units	0.0216
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0216
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0000 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	0.00% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0022
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Fig. 6: Results

7.1 Results

The metric calculates that the proposals require 0.0022 habitat units to meet the 10% BNG target.

The SSM July 2024 rules instruct as follows:

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured.

Applicants should not:

- record the creation of any other new habitats within private gardens
- record enhancement of any habitat within private gardens
- however, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained.

It is therefore not possible to secure the necessary 10% additional biodiversity net gain for general habitat units within the site boundary.

The SSM rules further instruct that:

If additional avoidance, creation, or enhancement is required that cannot be met on-site, you should seek off-site units from off-site providers, or as a last resort, statutory credits.

Therefore, this report recommends that off-site units are secured using an off-site provider to achieve the 0.0022 habitat units that represent a 10% increase in habitats for wildlife, post-development/

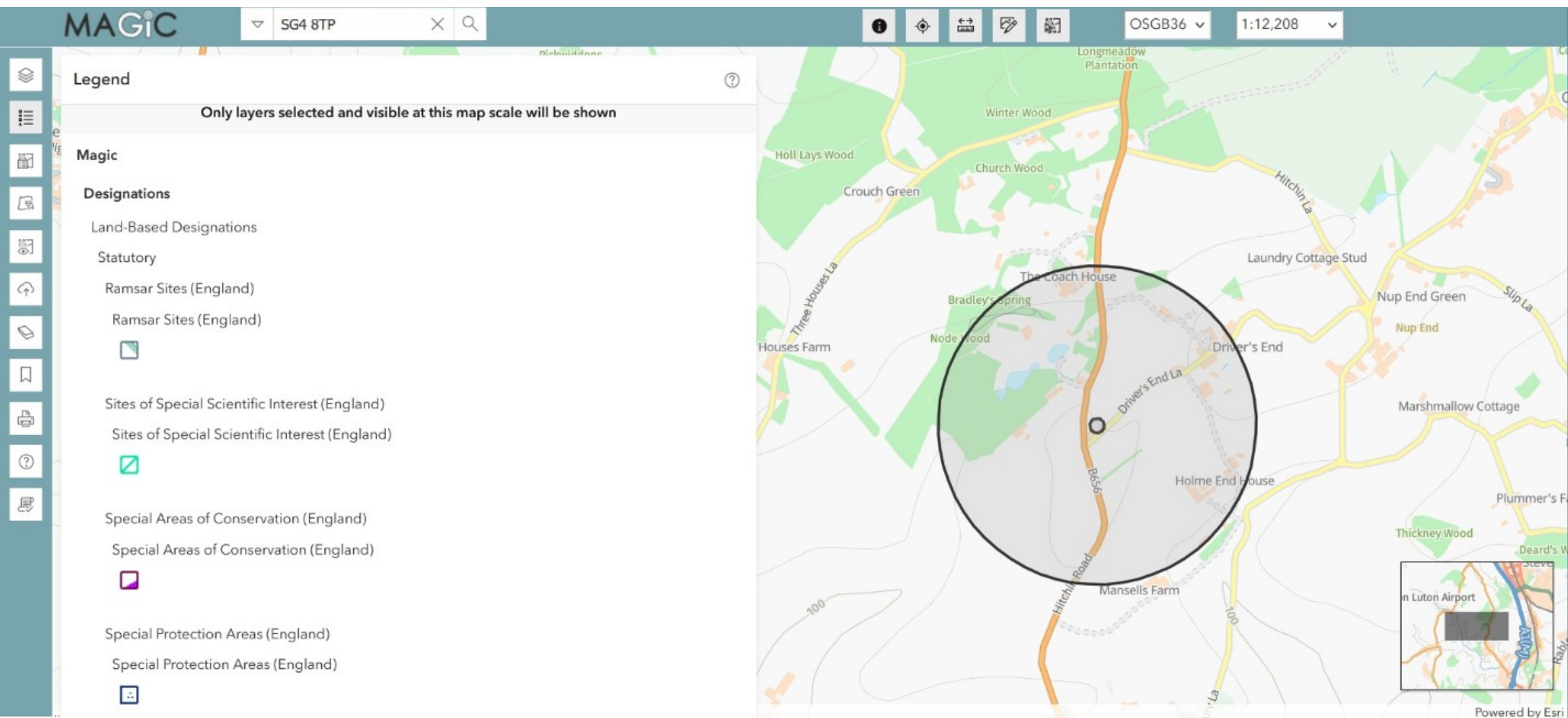
8.0 Conclusions & Recommendations

The current proposal does not meet the minimum 10% Biodiversity Net Gain local authority requirement for planning.

The applicant will use this SSM calculation to purchase off-site units from a registered habitat bank provider to ensure that they deliver the minimum requirement of 10% BNG for habitat units. Details of the habitat bank provider and their proposals to achieve the required offsite credits will need to be provided to support the planning application.

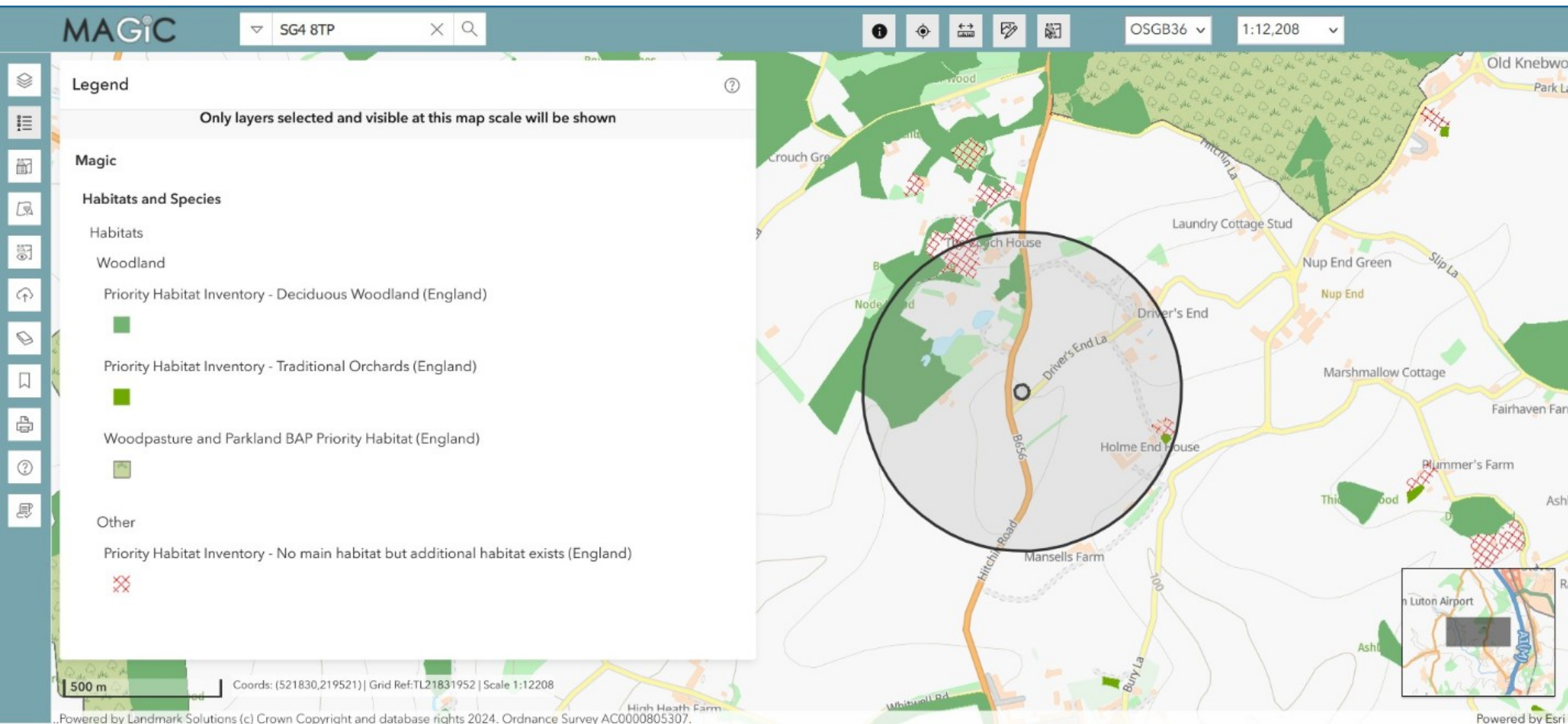
APPENDIX A

Eiling Lodge Driver's End, Codicote, Hitchin SG4 8TP



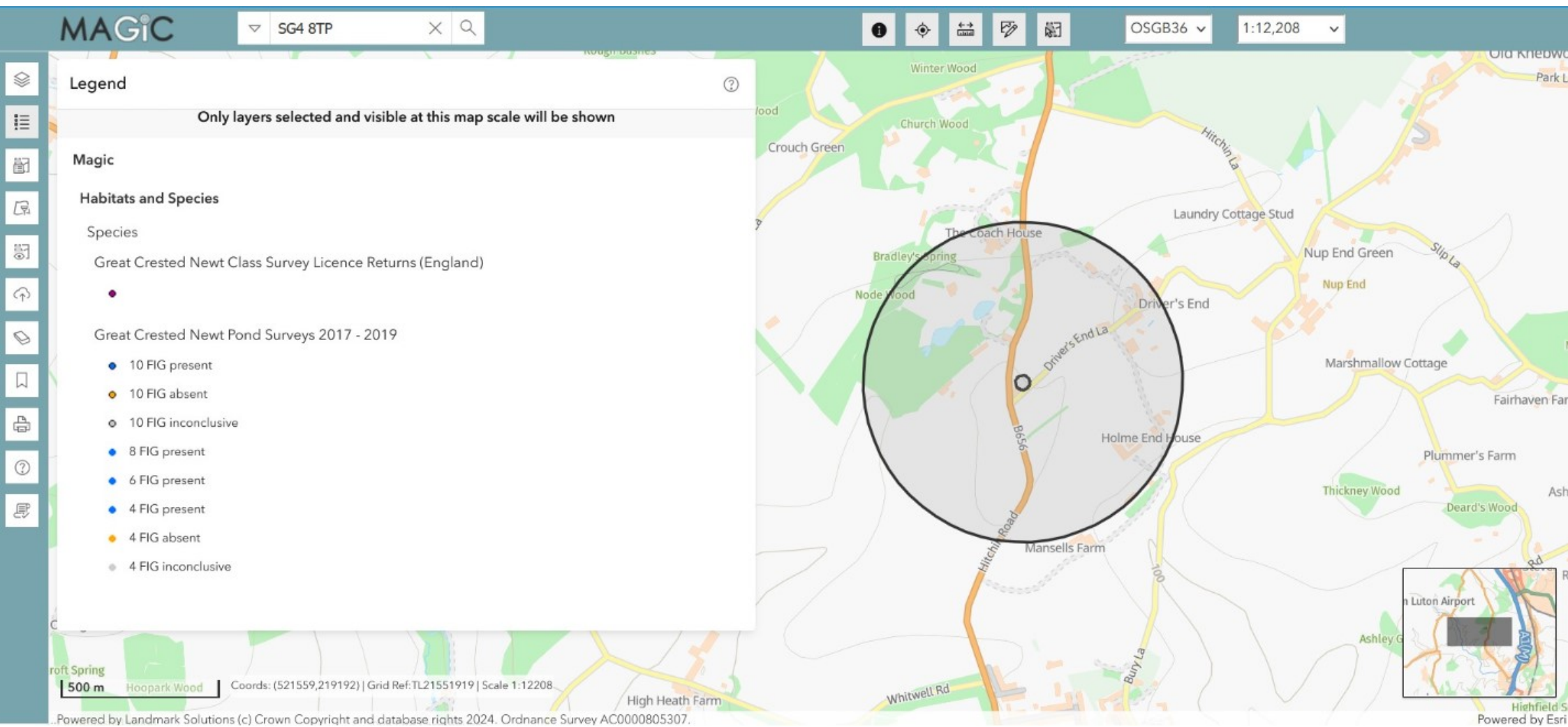
APPENDIX B

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APPENDIX C

Eiling Lodge Driver's End, Codicote, Hitchin SG4 8TP



APPENDIX D

SSM EXCEL DOCUMENT SUBMITTED SEPARATELY

APPENDIX E

Eiling Lodge Driver's End, Codicote, Hitchin SG4 8TP

GOOGLE EARTH IMAGE OF THE SITE AS 2020

