

T4 ECOLOGY LTD

ECOLOGY CONSULTANCY SERVICES, MALDON, ESSEX



Mr Dean Williamson
LW Developments Ltd.
Regency House
White Stubbs Farm
White Stubbs Lane
Broxbourne
Herts
EN10 7QA

MH1214

22nd October 2020

Dear Dean,

Re: Cheshunt FC 07/18/0514/F – Defra Metric 2.0 Calculation

Introduction

Further to your recent instructions in respect of the above site, a calculation was undertaken utilising Defra Metric 2.0 Beta Version. The Biodiversity Metric 2.0 provides a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. Biodiversity Metric 2.0 updates and replaces the original Defra biodiversity metric.

A calculation was undertaken to identify whether the proposed planting of 0.9ha of peripheral scrub in the north of the site around the proposed football pitches would be sufficient to achieve biodiversity net gain:

The calculation was undertaken following a review of the following information:

- Proposed Illustrative site plan ref: 15_238_PL24A – Bryant & Moore Architects
- Defra Metric 2.0 Beta Version.

Habitats & Areas Baseline (Pre-development)

Ref	Broad Habitat	Habitat type	Area (hectares)
1			
2			
3	Urban	Urban - Amenity grassland	3.4
4	Urban	Urban - Developed land; sealed surface	1.38
5	Urban	Urban - Vacant/derelict land/ bareground	4.95
6	Heathland and shrub	Heathland and shrub - Mixed scrub	0.25
Total site area ha			9.98

Post Development

Proposed habitat	Area (hectares)
Urban - Developed land; sealed surface	3.31
Urban - Vegetated garden	1.6
Urban - Amenity grassland	4.05
Heathland and shrub - Hawthorn scrub	0.9
Totals	9.86

Results

The calculations identify that the baseline site Habitat Units are 17.70. Post development, with the inclusion of the peripheral scrub planting, the habitat units have increased by 2.10, to be 19.80. This represents a net gain of 11.87% over pre-development. The headline results are included as Appendix 1.

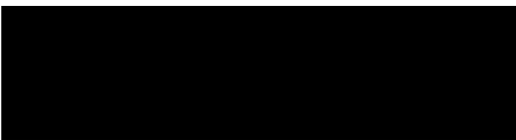
In conclusion, it is evident that the proposed planting represents an opportunity to achieve biodiversity net gain.

I trust that the above and enclosed are of assistance, but should you have any queries, please do not hesitate to contact me.

Yours Sincerely,



Peter Harris BSc (hons) MCIEEM
Director & Principal Consultant



Enclosures:

-Appendix 1 – Headline Results

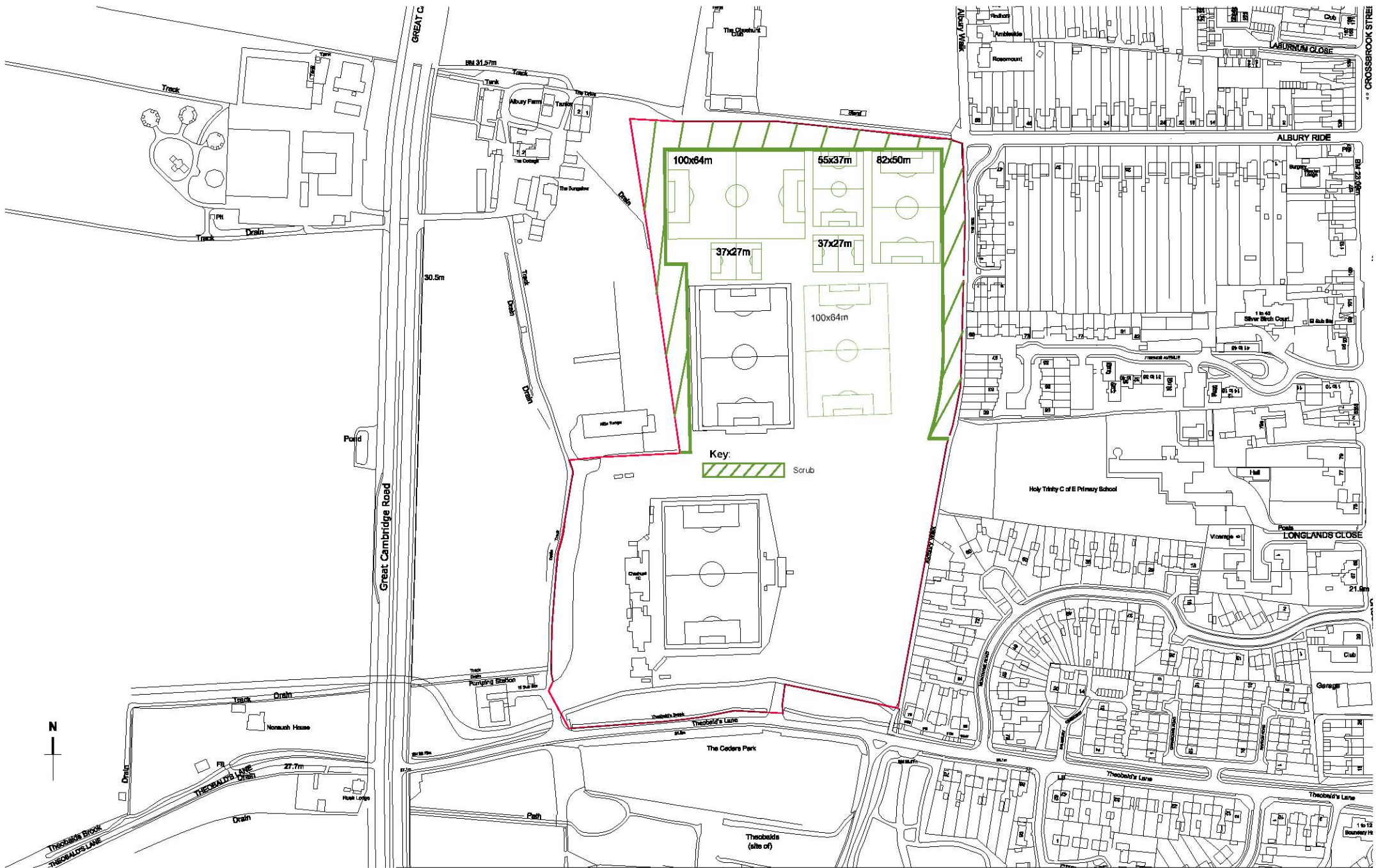
Appendix 1 – Headline Results

Cheshunt Football Club

Headline Results

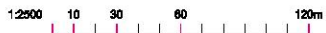
[Return to results menu](#)

On-site baseline	<i>Habitat units</i>	17.70
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	19.80
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	2.10
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	11.87%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%



SITE LOCATION PLAN
1:2500

Ordnance Survey, (c) Crown Copyright 2018.
All rights reserved. Licence number 100022432



19-25 Salisbury Square, Old Hatfield, Herts AL9 5BT.
Tel: 01707 251428 Fax: 01707 251429 Email: mb@bryantandmoore.co.uk

PROPOSED DEVELOPMENT AT:
CHESHUNT FC, THE STADIUM, THEOBALD'S LANE, CHESHUNT, EN8 8RU

Northern Section Scrub Scheme

1:2500@A3

October 2020

15_238_PL42A

On-site baseline

<i>Habitat units</i>	17.70
<i>Hedgerow units</i>	0.00
<i>River units</i>	0.00

On-site post-intervention

(Including habitat retention, creation, enhancement & succession)

<i>Habitat units</i>	19.80
<i>Hedgerow units</i>	0.00
<i>River units</i>	0.00

Off-site baseline

<i>Habitat units</i>	0.00
<i>Hedgerow units</i>	0.00
<i>River units</i>	0.00

Off-site post-intervention

(Including habitat retention, creation, enhancement & succession)

<i>Habitat units</i>	0.00
<i>Hedgerow units</i>	0.00
<i>River units</i>	0.00

Total net unit change

(including all on-site & off-site habitat retention/creation)

<i>Habitat units</i>	2.10
<i>Hedgerow units</i>	0.00
<i>River units</i>	0.00

Total net % change

(including all on-site & off-site habitat creation + retained habitats)

<i>Habitat units</i>	11.87%
<i>Hedgerow units</i>	0.00%
<i>River units</i>	0.00%

Cheshunt Football Club
A-1 Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Ref	Habitats and areas			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier		Total habitat units
233															
234															
235															
236															
237															
238															
239															
240															
241															
242															
243															
244															
245															
246															
247															
248															
Total site area ha			9.98											Total Site baseline	17.70

Retention category biodiversity value								Bespoke compensation agreed for unacceptable losses
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost	
0.12	0.00	0.00	0.48	0.00	0.00	9.86	17.22	

Cheshunt Football Club
A-2 Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Post development/ post intervention habitats																	
Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers		Habitat units delivered	Assessor comments
						Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier	Difficulty of creation category	Difficulty of creation multiplier		
Totals	9.86															Total Units	19.32