

# **BIODIVERSITY NET GAIN (BNG) ASSESSMENT REPORT**

Proposed three-storey extension to northeast corner of existing hotel and single upward extension. New main entrance façade, exterior cladding and dressing and new fenestration to all windows. Associated works to include internal reconfiguration and repurposing to deliver rooftop restaurant and bar, new large restaurant and bar, new reception and overflow reception, seventeen additional bedrooms together with plant rooms, luggage storage and a new sub-station.

First Inn Venue Wimbledon Ltd Holiday Inn Express  
200 High Street – Colliers Wood – SW19 2BH

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## QUALITY STANDARDS CONTROL

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

**Revision:** Rev A

**Date:** 31/12/2024

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**Checked by:** Rita Smoldareva MSc Senior Ecologist

The advice provided in this report is in accordance with the CIEEM Code of Professional Conduct. The opinions expressed are true and professional.

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## LIMITATIONS

This report is for the sole use of First Inn Venue Wimbledon Ltd – Holiday Inn Express. The conclusions and recommendations contained in this report are based on information provided by others. The methodology and sources of information used in providing services are outlined in this report. The scope of this report and services are factually limited by the conditions encountered and the information available at the time of assessment.

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## EXECUTIVE SUMMARY

### Proposed Development

The proposal will renovate the existing building at Holiday Inn Express, 200 High Street Colliers Wood, London SW19 2BH, a 4-storey hotel with an associated car parking area.

### Site Appraisal

A site visit was conducted by Aiden Dutton BFA Architectural Ecologist on December 17th, 2024.

### Biodiversity Net Gain Calculations

Biodiversity Net Gain calculations using Natural England's Statutory Metric were undertaken for the proposed development. Baseline habitat calculations were informed by a site visit in December 2024. Post-development calculations were made using geospatial files based on the proposed landscape provided by the client.

### Net Gain Results:

The pre-development consists entirely of buildings and developed land. To achieve net gain, it is recommended that two small trees are planted, adding 0.02 habitat units to the site.

### Conclusion:

The net gain in biodiversity units meets current requirements of the Environment Bill 2020 and the National Planning Policy Framework (NPPF).

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## INTRODUCTION

This assessment was commissioned to provide Biodiversity Net Gain (BNG) calculations for the proposed development at Holiday Inn Express, 200 High Street Colliers Wood, London SW19 2BH. The development area covers 0.26ha and consists of a hotel building surrounded by a hardstanding car park and loading zone.

The calculations followed guidance set out within the **Biodiversity Net Gain: Good Practice Principles for Development** (Baker et al., 2019).

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## PLANNING POLICY AND LEGISLATION

The National Planning Policy Framework (NPPF 2023) mandates a minimum of 10% Biodiversity Net Gain under UK law as per the Environment Bill 2020.

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## BIODIVERSITY NET GAIN: GOOD PRACTICE PRINCIPLES

- Apply the **Mitigation Hierarchy**
  - Avoid losing biodiversity that cannot be offset elsewhere
  - Address risks associated with habitat creation/enhancement
  - Make a **measurable** net gain contribution using an appropriate metric
  - Create a net gain legacy for long-term biodiversity benefits
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## METHODS

### Site Visit

A site visit was conducted on December 17th, 2024, by Aiden Dutton, BFA Architectural Ecologist.

### Biodiversity Unit Calculations

- **Condition Assessment:** Developed land scores 0 for condition assessment, with small portions of introduced shrubs.
- **Strategic Significance:** No strategic biodiversity significance identified on-site however it borders Site of Importance for Nature Conservation (SINC)
- **Measurement of Habitat Area:** Baseline habitat areas were measured using the Land App, CAD/DWG plans and aerial imagery. Post-development habitats were calculated from georeferenced development plans.
- **Assumptions & Limitations:** Accuracy of habitat area measurements is subject to baseline data collection and resolution of development proposal plans.

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## RESULTS

### Pre-Development Areas and Units

Habitat Type	Area (ha)	Condition	Total Biodiversity Units
Developed Land	0.2537	N/A	0.00
Introduced Shrubs	0.0047	N/A	0.01
<b>Total</b>	<b>0.2584</b>	<b>N/A</b>	<b>0.01</b>

### Post-Development Areas and Units

Habitat Type	Area (ha)	Condition	Total Biodiversity Units
Developed Land	0.2537	N/A	0.00
Introduced Shrubs	0.0047	N/A	0.01
Urban Trees (New)	0.0081	Poor	0.02
<b>Total</b>	<b>0.0128</b>	<b>N/A</b>	<b>0.03</b>

### Total Change in Biodiversity Units:

Biodiversity Unit	Pre-Development	Post-Development	Change	Percentage Change
Habitat	0.01	0.03	+0.02	241.37%

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## DISCUSSION AND CONCLUSION

Biodiversity Net Gain calculations indicate an increase of **0.02 biodiversity units** following development. Net Gain is achieved via the recommended planting of two small trees.

### Post-Planning BNG Requirements

To ensure that Biodiversity Net Gain is delivered effectively post-planning, the following requirements must be met:

- **Habitat Management and Monitoring Plan (HMMP):** A long-term strategy for monitoring and maintaining biodiversity enhancements must be implemented, ensuring that habitat creation meets the expected gains over time.
- **Biodiversity Monitoring Reports:** Regular ecological surveys must be conducted to assess the condition and success of habitat creation and enhancement efforts.
- Implementing a sensitive lighting strategy to prevent disturbance to nocturnal species, particularly bats.

### Additional Enhancements:

- **Bird Boxes:** Install nest boxes for different species.
  - **Bat Bricks:** Consider installing bat roosting features into walls.
  - **Biodiversity Enhancements & Mitigation Plan (BEMP):** Develop a long-term biodiversity plan.
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## REFERENCES

- Barker et al. (2019) **Biodiversity Net Gain: Good Practice Principles for Development**
  - Department of Communities and Local Government (2023) **National Planning Policy Framework**
  - British Standards Institution (2013) **BS 42020: Biodiversity Code of Practice**
  - Greater London Authority (2021) **The London Plan**
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## ANNEXES

### Annex 1: Site Maps

- Figure 1: Site boundary and local area



Figure 2: Pre-development UK Habitat Map

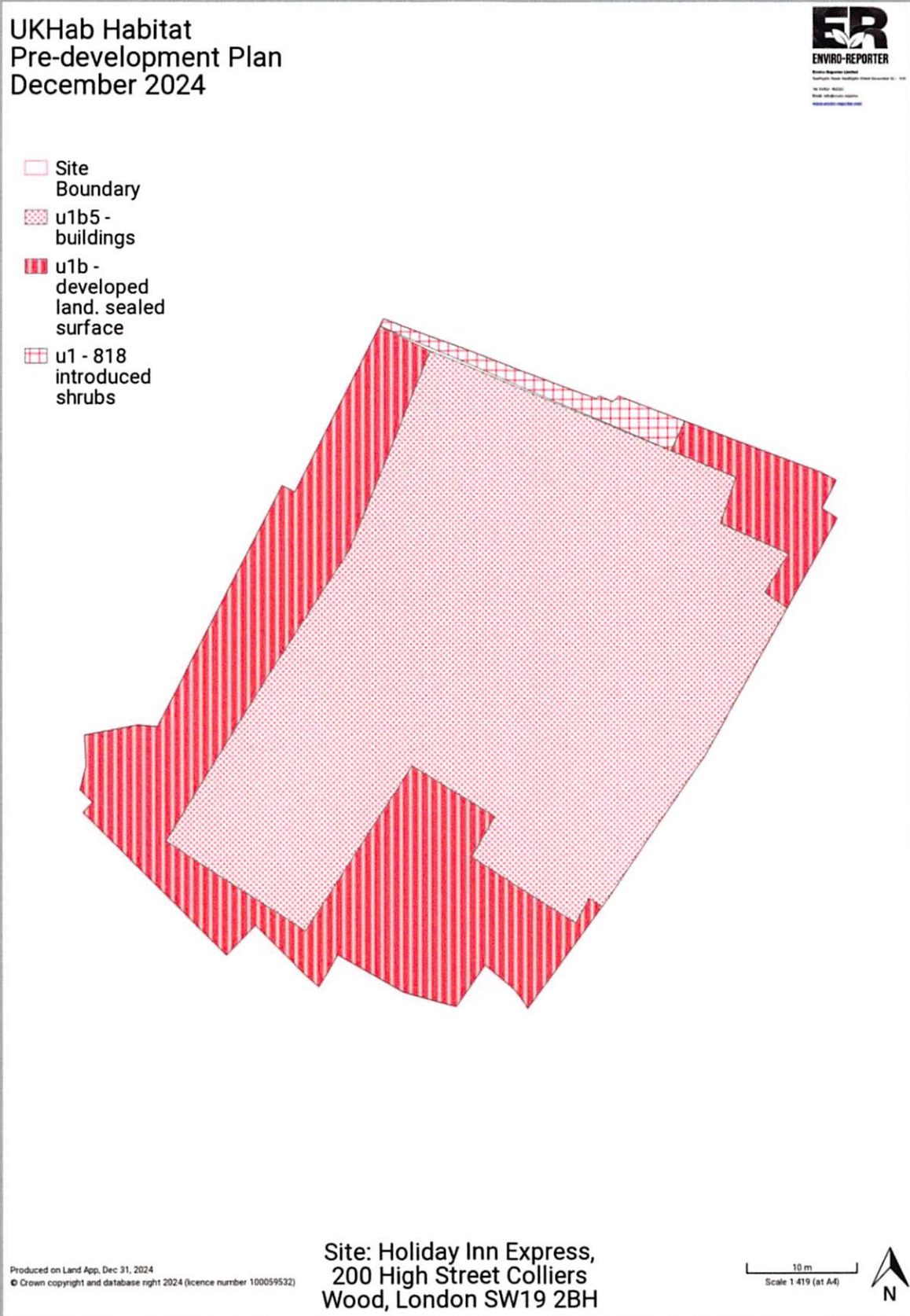




Figure 3: Proposed Post-development UKHab Habitat Plan

