



ALEXANDRA WMC, ROYSTON.

MAP REF: SE 35917 11443.

BIODIVERSITY NET GAIN REPORT.

Ref No: 251144/2.

Date: 7th August 2026.

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1. INTRODUCTION.

1.1. A planning application, is to be submitted for the erection of new dwellings on the site of the Alexandra Working Mens Club, Royston.

1.2. The Local Authority will require a Biodiversity Net Gain report in support of that planning application.

1.3. Whitcher Wildlife Ltd was therefore commissioned to undertake a Biodiversity Net Gain assessment of the site to satisfy the above request. This has been undertaken using the Statutory Metric Calculation Tool.

1.4. A site visit was carried out on 28th November 2025 to gather all relevant baseline information.

1.5. This document is now revised to take account of the revised post development layout.

2. SURVEY METHODOLOGY.

2.1. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.2. A baseline survey was carried out of the site to establish the baseline biodiversity value of the area. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.3. The survey area was walked where access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.4. The baseline survey was carried out by Derek Whitcher who has over thirty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for bats and great crested newts.

Natural England Bat Survey Licence Number	2015-13205-CLS-CLS.
Natural England Great Crested Newt Licence Number	2015-06792-CLS-CLS.

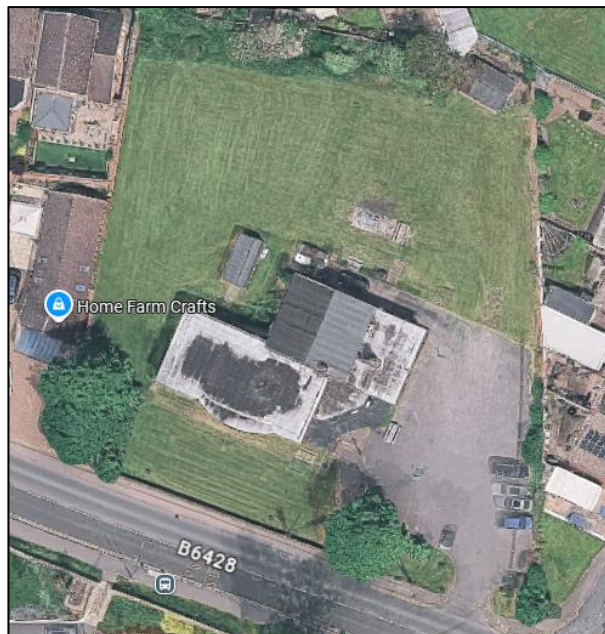
3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed development site will be on land currently occupied by the Alexandra Working Mens Club, Royston, as shown by the white arrow below. The site is located in the residential area of Royston surrounded by housing, shops and with a playing field to the north.



3.1.2. The aerial map below shows the location of the site and existing WMC.



3.2. Description of Habitats.

3.2.1. Appendix I of this report contains an annotated map marked up with the varying baseline habitats of the site. These habitats are: -

- u1b – Developed land, sealed surface.
- u1b5 – Buildings.
- g4 – Modified grassland.
- h3 – Mixed scrub.
- h2b – Other hedgerow.
- u1e – Built linear features.

3.2.2. u1b – Developed land, sealed surface.

3.2.2.1. There is a large car parking area along with footpaths around the existing building.



3.2.2.2. There is no condition assessment for this habitat.

3.2.3. Secondary code 10 – Scattered scrub.

3.2.3.1. Down the side of the car park there are scattered buddleia (*Buddleia davidii*) and sycamore (*Acer pseudoplatanus*) saplings.



3.2.3.2. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the scrub is moderate, passing three criteria.

3.2.4. u1b5 – Buildings.

There are two buildings on the site.

3.2.4.1. The first is the main club building that is to be demolished under a separate consent. That building is shown below.





3.2.4.2. The second is a Northern Powergrid building at the back of the site that is to be retained.



3.2.4.3. There is no condition assessment for this habitat.

3.2.5. *g4 – Modified grassland.*

3.2.5.1. The majority of the site comprises what was a closely mown lawn that has become neglected and overgrown, as shown below.



3.2.5.2. Species present include red fescue (*Festuca rubra*), perennial ryegrass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), dandelion (*Taraxacum officinale*), white clover (*Trifolium repens*), greater plantain (*Plantago major*), creeping buttercup (*Ranunculus repens*) and thistle (*Cirsium* sp(p)).

3.2.5.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the modified grassland is poor, failing the essential criteria and passing five criteria.

3.2.6. Secondary code 200 - Individual trees.

3.2.6.1. There is one sycamore (*Acer pseudoplatanus*) tree outside the front of the existing WMC as shown below.



3.2.6.2. There are three more sycamore (*Acer pseudoplatanus*) trees in the southwest corner of the site.



3.2.6.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the individual trees is good, passing five criteria.

3.2.7. h3 – Mixed scrub.

3.2.7.1. Along the northern edge of the site there is a strip of mixed scrub as shown in the photographs below.



3.2.7.2. Species present include hawthorn (*Crataegus monogyna*), sycamore (*Acer pseudoplatanus*), holly (*Ilex aquifolium*), field bindweed (*Convolvulus arvensis*), elder (*Sambucus nigra*), ivy (*Hedera helix*), brambles (*Rubus fruticosus*), nettles (*Urtica dioica*) and thistles (*Cirsium* sp(p)).

3.2.7.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the scrub is moderate, passing three criteria.

3.2.8. h2b – Other hedgerow.

3.2.8.1. In the southwest corner of the site there is a short length of hedgerow. This comprises a mixture of native species and ornamental shrubs.



3.2.8.2. Species present include sycamore, cotoneaster (*Cotoneaster franchetii*) and (*Cotoneaster coriaceus*), Spindle (*Euonymus europaeus*), ivy (*Hedera helix*) and brambles (*Rubus fruticosus*),

3.2.8.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the hedgerow is moderate, failing four criteria.

3.2.9. u1e – Built linear features

Secondary code - 612 Fence.

3.2.9.1. There is a fence along the northern site boundary, partly timber fencing and partly palisade fencing.



3.2.9.2. There is no condition assessment for this habitat.

3.2.10. u1e – Built linear features

Secondary code - 853 Mortared Wall.

3.2.10.1. There are various mortared stone and brick walls around the site.





3.2.10.2. There is no condition assessment for this habitat.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

4.1.1. The below tables demonstrate the baseline area and linear biodiversity units of the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Modified grassland	0.191	Low	Poor	0.38
Mixed scrub	0.014	Medium	Moderate	0.11
Developed land, sealed surface	0.084	V.Low	N/A	0
Developed land, sealed surface	0.044	V.Low	N/A	0
Individual trees	0.0651	Medium	Moderate	0.52
Total	0.33 (without trees)			1.01

Linear habitats:

Habitat Type	Length in km.	Distinctiveness	Condition	Biodiversity units
Native hedgerow	0.009	Low	Moderate	0.04
Total	0.009			0.04

4.2. Post Development Habitat Creation.

4.2.1. Post development there will be one area of mixed scrub along the front of the site, at the eastern corner of the plot and behind the sub-station.

4.2.2. An additional 12m of hedgerow will be planted around the northeastern corner of the site.

4.2.3. All other areas of the site will be withing domestic gardens.

4.2.4. The below tables demonstrate the post development area and linear biodiversity units of the red line development area using the Statutory Metric Calculation Tool.

Area Habitats.

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed land, sealed surface roads and drives etc.	0.126	V.Low	N/A	0
Developed land, sealed surface buildings.	0.075	V.Low	N/A	0
Vegetated gardens	0.119	Low	N/A	0.23
Mixed native scrub.	0.014	Medium	Moderate	0.09
Total	0.334			0.32

Linear habitats:

Habitat Type	Length in km.	Distinctiveness	Condition	Biodiversity units
Native hedgerow	0.081	V.Low	Poor	0.13
Total	0.009			0.13

4.3. Biodiversity Net Gain Outcome.

4.3.1. Based on the above strategy, the following are the overall on-site biodiversity net gain results.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.69
	Hedgerow units	0.10
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-68.13%
	Hedgerow units	269.92%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.01	1.12	0.79
Hedgerow units	10.00%	0.04	0.04	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

4.3.2. These show there will be a 68.13% reduction in area biodiversity and a 269.92% increase in linear biodiversity.

4.3.3. This means that it will be necessary to purchase 0.79BU of off-site area habitat to achieve the necessary 10% net gain.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 7 th August 2026
Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 7 th August 2026

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Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Site: Alexandra WMC

Date: 28.11.2025

Reference: 251144

Produced by: Samuel Bentley



Appendix II. POST DEVELOPMENT PLAN.

