

**Whitcher Wildlife Ltd.
Ecological Consultants.**



ALEXANDRA WMC, ROYSTON.

MAP REF: SE 35917 11443.

BIODIVERSITY NET GAIN REPORT.

Ref No: 251144.

Date: 26th January 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.

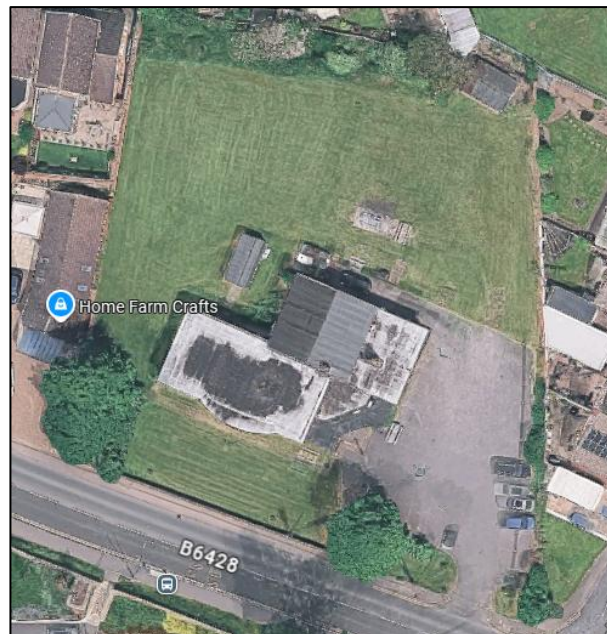
3. SURVEY RESULTS.

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 two areas of public open space to the east of the new houses and these will be planted out as other neutral grassland with a moderate condition.

4.2.2. There will be additional areas of mixed scrub along the front of the site and at the rear of the front row of houses.

4.2.3. An additional twenty standard, native species trees will be planted within the scrub and grassland areas.

4.2.4. An additional 12m of native species hedgerow will be planted around the northeastern corner of the site.

4.2.5. 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.	0.138	V.Low	N/A	0
Developed land, sealed surface buildings.	0.079	V.Low	N/A	0
Vegetated gardens	0.074	Low	N/A	0.15
Other neutral grassland	0.02	Medium	Moderate	0.13
Mixed native scrub.	0.02	Medium	Moderate	0.13
20 new Individual trees.	0.0841	Medium	Moderate	0.26
Total	0.33 (without trees)			0.67

Linear habitats:

Habitat Type	Length in km.	Distinctiveness	Condition	Biodiversity units
Native hedgerow	0.012	Low	Moderate	0.04
Total	0.009			0.04

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 <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units			-0.34
	Hedgerow units			0.00
	Watercourse units			0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units		-33.06%	Total net gain achieved is less than target set ▲
	Hedgerow units		11.58%	
	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	0.44
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 33% reduction in area biodiversity and an 11.58% increase in linear biodiversity.

4.3.3. This means that it will be necessary to purchase 0.44BU of off-site area habitat to achieve the necessary 10% net gain.

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Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 26 th January 2026

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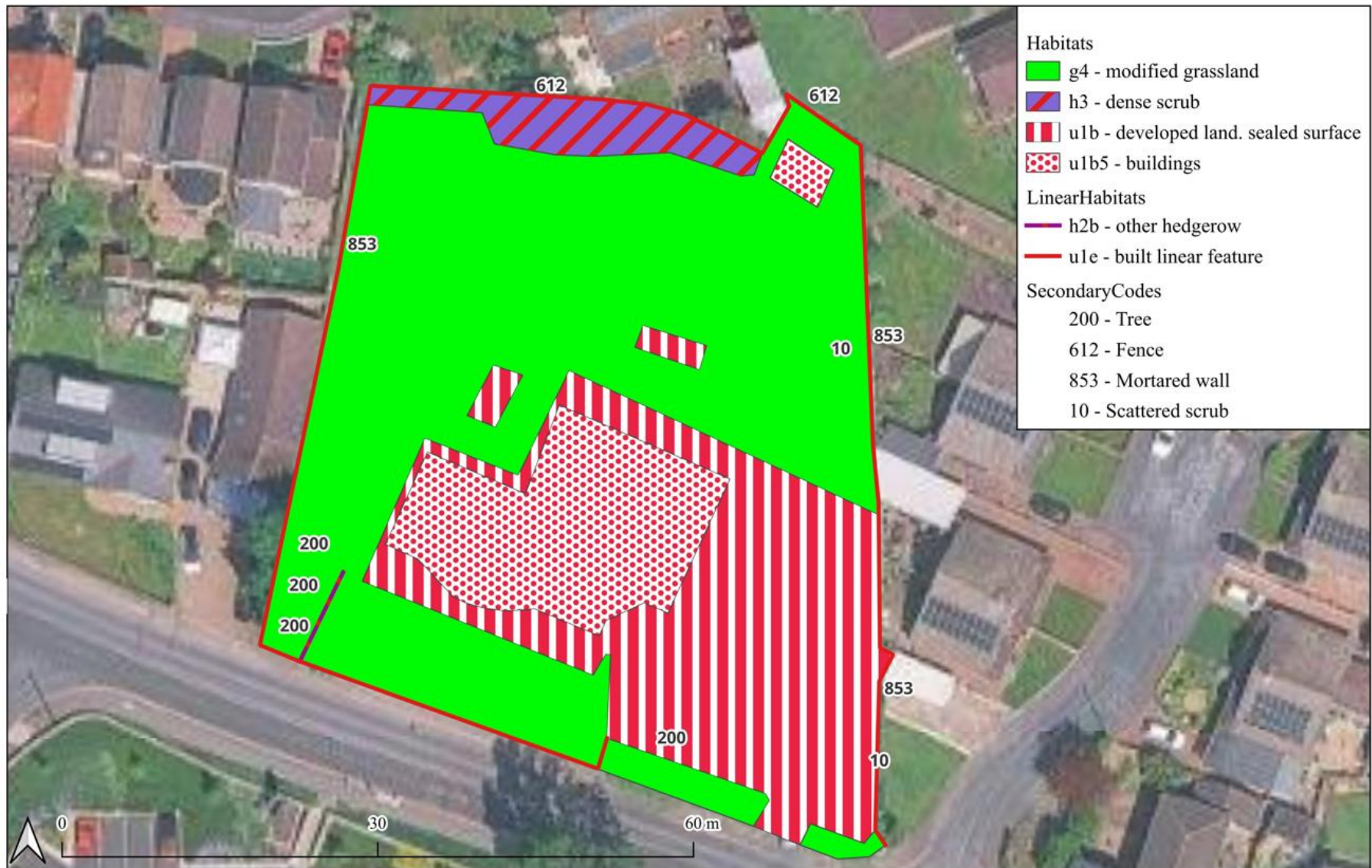
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Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Site: Alexandra WMC

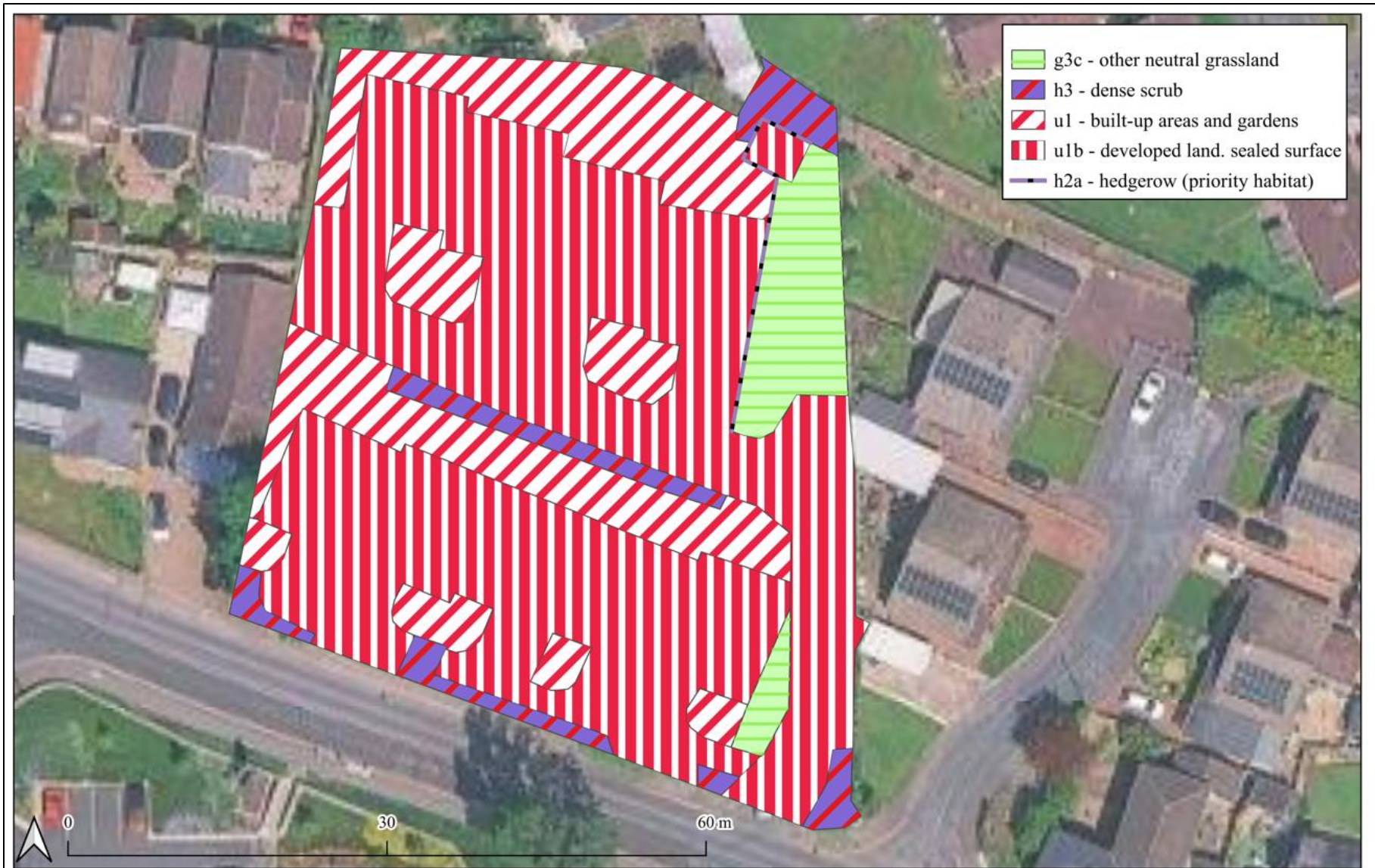
Date: 28.11.2025

Reference: 251144

Produced by: Samuel Bentley



Appendix II. POST DEVELOPMENT PLAN.



Site: Alexandra WMC

Date: 26.01.2026

Reference: 251144

Produced by: samuel

