Sheet Name	Site Details
1. Planning authority:	Hillingdon
2. Site name:	23 Cowley Crescent, UB8 2HE
3. Applicant:	
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	Director, Bluebead Architects
7. Date of metric completion:	25 June 2026
8. Revision number:	1
9. Masterplan document title / drawing number:	P009 and P090-1

Net Gain Targets

10. Targeted % increase in Units	*10a. Area habitats*	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	*11a. Area habitat units*	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	23 Cowley Crescent, UB8 2HE	
Sheet Name	Desktop Assessment	

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m^2)	361	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	N/A	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	A review of the MAGIC Map confirms that the site is not located within or adjacent to any statutory or locally designated nature conservation site. Therefore, the development is eligible for assessment under the Small Sites Metric.	

European protected species

22. Any european protected species present on site	No	

Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite

24. Date of site walkover - DD/MM/YY	25/06/2026	**Site walkover data valid until 25/12/26**
25. Who completed the walkover? (Name and job title)	Director, Bluebead Architects	

Additional details

26. Any additional information or notes	N/A	

Site Name:	23 Cowley Crescent, UB8 2HE
Sheet Name	Supporting Information

Baseline Habitat Photos

Insert photographs to support assumptions made in the metric

Ref	Habitat type	Photo 1	Photo 2
1	Date taken	25 June 2026	25 June 2026
	Modified grassland		
2	Date taken		

3	Date taken		
4	Date taken		
	Date taken		

5			
	Date taken		
6			
	Date taken		

7			
	Date taken		
8			
	Date taken		

9			
	Date taken		
10			
	Date taken		

11			
	Date taken		
12			
	Date taken		

13			
	Date taken		
14			
	Date taken		

15			
	Date taken		
16			
	Date taken		

17			
	Date taken		
18			
	Date taken		

19			
	Date taken		
20			

Site Name	23 Cowley Crescent, UB8 2HE
Sheet Name	5. Area Habitats

Instructions:

1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.1950
Net Change	0.0506

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m^2)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments
1	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	361.00	0.00	361.00	0.14	0.00	0.000	Rear and side garden, existing frontage onto road	
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000		
			Totals (areas excl trees, green walls and intertidal hard structures)	361.00	0.00	361.00	0.1444	0.00	0.0000		
			Error Check 1	Areas Acceptable ✓							
			Error Check 2	Areas Acceptable ✓							
			Error Check 3	Areas Acceptable ✓							

1b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Area (m^2)	Habitat units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition				User comments	LPA comments
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000		
					Totals (areas excl trees, green walls and intertidal hard structures)	0.00	0.0000		
					Error Check 4	Areas Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1	Grassland	Modified grassland	Condition	Modified grassland	Area/compensation not in local strategy/ no local strategy	361.00	Good	0.1950	0.0506	Improved management with native wildflower seed mix and seasonal cutting regime	
2											
3											
4											
5											
6											
7											
8											
9											
10											

11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals (areas excl trees, green walls and intertidal hard structures)	361.00		0.1950	0.0506		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small -DBH ≤ 30cm				0	0	0
Medium - DBH > 30 to ≤ 60cm				0	0	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	0	0	0	0	0	0

Data beyond this row is automated

1e . Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.1444	0.1950	0.0506	-
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.000	0.0000	Yes ✓
Low distinctiveness	0.1444	0.195	0.0506	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units	0.0506			Yes ✓

Site Name	23 Cowley Crescent, UB8 2HE
Sheet Name	6. Hedges & Lines of Trees

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0400
Lost Units	0.0000
Created Units	0.1524
Enhancement Units	0.0000
Net Change	0.1524

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Area/compensation not in local strategy/ no local strategy	10.00	10.00	0.00	0.0400	0.00	0.0000	Existing boundary feature	
2	Hedgerows and Lines of trees										
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				10.00	10.00	0.00	0.0400	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref			Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Moderate, Good	Good	Area/compensation not in local strategy/ no local strategy	37.00	0.1448	New hedging to rear and front boundaries, (hazel, hawthorn, dog rose); maintained to meet "Good" condition criteria	
2	Hedgerows and Lines of trees	Line of trees	Moderate, Good	Good	Area/compensation not in local strategy/ no local strategy	4.00	0.0077	New ornamental trees to new dwelling garden	
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								

12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
					Totals	41.00	0.1524		
					Error Check 1	Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals	0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Site Name	23 Cowley Crescent, UB8 2HE
Sheet Name	7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
			Totals	0.00	0.00	0.00	0.0000	0.00	0.0000		
			Error Check 1	Lengths Acceptable ✓							
			Error Check 1	Lengths Acceptable ✓							

1b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
				Totals		0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals	0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓

1f . Habitat trading assessment

Site Name	23 Cowley Crescent, UB8 2HE
Sheet Name	Headline Results

Headline Results

Headline	BNG Targets Met ✓

Trading Rules	Trading Rules Satisfied ✓

Next steps	Check for input errors/rule breaks present in the metric ⚠

Baseline Units	*Area habitat units*	0.1444
	Hedgerow units	0.0400
	Watercourse units	Zero Units Baseline

Post-development Units	*Area habitat units*	0.1950
	Hedgerow units	0.1924
	Watercourse units	0.0000

Total net unit change	*Area habitat units*	0.0506
	Hedgerow units	0.1524
	Watercourse units	0.0000

Total net % change	*Area habitat units*	35.01%
	Hedgerow units	381.11%
	Watercourse units	% target not appropriate

Area habitat units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
Watercourse units required to meet target	0.0000

Chart 1 - Unit change by habitat group

