Bluebead Architects Ltd.,
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21st September 2026

Site Address: Land Adjacent to 23 Cowley Crescent, Uxbridge, UB8 2HE

We confirm that subject to planning permission, the above development would be subject to the biodiversity gain condition as required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

- 1No. residential development is proposed,
- The site is of an area measuring 482sqm / 0.0482 ha.

The above thus qualifies it for the **Small Sites Metric** of the BNG framework.

- No activities have been carried out prior to the date of the application that alters the BNG values.

- At the date of the application, there are no irreplaceable habitats on the land to which the application relates.

Please refer to:
- The pre-development biodiversity values attached and overleaf
- The completed SSM metric calculation sheet (version 1.2.3, released 3rd July 2025)
- Site plans attached to the application.

Sincerely,
Bluebead Architects Ltd.

Pre-development biodiversity (at the date of the application)
Habitat Types Identified (within site boundary):

- Modified grassland (area habitat): Rear and side garden and verge areas
- Hedgerow: Existing boundary hedge (species unspecified)

Baseline Units:

- Modified grassland (area habitat): 0.1444
- Hedgerow units (low distinctiveness, moderate condition): 0.0400
- **Total baseline: 0.18 units**

Post-development biodiversity

- New native hedging along front and side boundaries
- Retained hedgerow where feasible
- Soft landscaping in front and rear gardens
- Ornamental trees in 23A Cowley Crescent front and rear gardens

Post development Units (10% minimum requirement for SSM sites):

- Modified grassland (area habitat): 0.1950
    - (35% uplift)
- Hedgerow/trees: 0.1924
    - (381% uplift)
- **Total post development: 0.3874 units**