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Biodiversity Net Gain Assessment

Site Address:

Chandigrah, Summerhouse Lane, Harefield, Uxbridge UB9 6HS

Client:

Ms Lynda Nye-Rashkova

Assessment Date:

24th October 2025

Project:

This report is prepared to inform a planning application with the London Borough of Hillingdon.

The proposal is described as: Erection of two detached dwellings with associated access, landscaping and parking.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Final	1.0	Miriam Anderson BSc (Hons), Consultant Ecologist	24/10/2025
Amended	2.0	Miriam Anderson BSc (Hons), Consultant Ecologist	27/11/2025
Amended	2.5	Miriam Anderson BSc (Hons), Consultant Ecologist	18/07/2026
Reviewed	2.9	Beth Ellison-Perrett BSc (Hons) MSc MBRS, Senior Ecologist	20/07/2026
Final	3.0	Miriam Anderson BSc (Hons), Consultant Ecologist	21/07/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference TQ 04310 91487 and has an onsite area of 0.16ha an offsite area of 0.16ha. The site forms a plot of disused land at the end of a quiet residential street in Harefield, a village in the London Borough of Hillingdon. The site is dominated by rank modified grassland of varying structures, with two lines of cypress trees and two scattered trees. The site is almost entirely surrounded by woodland, with the southern boundary bordering Old Park Wood Site of Special Scientific Interest (SSSI) which consists of ancient woodland. The northern boundary borders deciduous woodland and the west joins onto a street of residential houses. The local and wider area is predominantly comprised of woodland and arable fields with occasional residential settlements, lakes and canals.

This report should be read in conjunction with the following documents:

- Statutory BNG Metric - Chandigrah, Summerhouse Lane, Harefield, Uxbridge UB9 6HS – v3 (Arbtech Consulting Ltd., 2026)
- Proposed Plan (MCA architects, 2025)
- Preliminary Ecological Appraisal (PEA) - Chandigrah, Summerhouse Lane, Harefield, Uxbridge UB9 6HS- v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- The on-site area generates 0.97 area-based habitat units and 0.28 linear-based habitats in its baseline and the offsite area also generates 1.30 are-based habitat units and 0.00 linear-based habitats in its baseline. Note the habitat types are calculated separately and must independently achieve net gain; any excess of one cannot be used to offset any deficits of the other. To achieve a minimum +10% uplift for both, a minimum of 1.07 area-based habitat units and 0.31 linear-based units are required.
- Compensation is achievable through the enhancement of offsite areas within the ownership boundary.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	23rd October 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from Google Earth dated March 2020 and October 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.  	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.	
BNG Target Uplift	+10%	

National Character Area (NCA)	115 – Thames Valley		
Strategic Significance	**London Local Nature Recovery Strategy** ❖ https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/parks-green-spaces-and-biodiversity/local-nature-recovery-strategy		
	Habitat	**Baseline / Post-Development**	**Justification**
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.09	An area of modified grassland, overgrown/unkept is located across the majority of the site. This grass was historically used for grazing but has now been left unmanaged for some time, evident from the high number of tussocks present and historical satellite imagery. The cock's foot and red fescue tussocks (FREQUENT) measure approximately ~35cm with the lower-level perennial ryegrass (ABUNDANT) measuring ~10cm. Other species comprise FREQUENT ground ivy, white clover, OCCASIONAL broadleaved dock, Bermuda grass and RARE cleavers, primrose, teasel.	**Good**: passes 7 of 7 criteria	**Low** Strategic Significance
Modified Grassland	0.072	In the southern end of the site is a rectangular strip of grassland, characterised by moderate shrub coverage. This grass has a sward height of ~5cm with approximately 5 species per m2. Species include ABUNDANT perennial ryegrass, FREQUENT common nettle, garlic mustard and OCCASIONAL white clover, cleavers and petty spurge. Bare ground is present in more than 20% of the parcel.	**Poor**: passes 2 of 7 criteria	

		A small western section of the site is part of the existing Chandigrah house's garden. This area is dominated by a species-poor modified grass lawn, evidently managed/mown frequently, retaining a short uniform sward of 3cm and containing approximately 3 species per m^2, DOMINATED by perennial ryegrass with OCCASIONAL white clover, yarrow and dandelion.	**Poor**: passes 5 of 7 criteria	
Individual trees	0.0326	There are two scattered trees on site, both within the southwest corner of the tussocky grass plot. **T1** is European Ash, 10m tall, early mature and with a diameter at breast height of 33cm. **T2** is Wild Cherry, 9m tall, early mature and with a diameter at breast height of 31cm.	**Moderate**: passes 4 of 6 criteria	**Medium** Strategic Significance
Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	**Length (km)**	**Description**	**Condition Assessment**	**Strategic Significance**
Line of trees	0.035	TL1 runs east/west consisting of 15no. trees averaging 9m tall. The largest tree in this line has a diameter at breast height of 37cm. More than 20% of the line has a degraded / reduced canopy.	**Moderate**: passes 3 of 5 criteria	**Low** Strategic Significance
	0.035	TL2 also runs east/west, parallel to TL1. It consists of 25no. trees averaging 12m tall. The largest tree in this line has a diameter at breast height of 45cm. More than 20% of the line has a degraded / reduced canopy.		
Baseline Biodiversity Value: Off-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.216	An area of modified grassland, overgrown/unkept is connected to the onsite grassland area and located within the ownership boundary to the north. This grass was historically used for grazing but has now been left unmanaged for some time, evident from the high number of tussocks present and historical satellite imagery. The cock's foot and red fescue tussocks (FREQUENT) measure approximately ~35cm with the lower-level perennial ryegrass (ABUNDANT) measuring ~10cm. Other species comprise FREQUENT ground ivy, white clover, OCCASIONAL broadleaved dock, Bermuda grass and RARE cleavers, primrose, teasel.	**Good**: passes 7 of 7 criteria	**Low** Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Created	Developed Land; Sealed Surface	0.088	Two residential dwellings with associated access and parking will be created within the site.	**N/A Other**	**Low** Strategic Significance
	Vegetated Garden	0.080	Front and rear gardens associated with the two residential dwellings will be created.	**Condition Assessment N/A**	
Post-Development Biodiversity Value: Off-Site					
Area-Based Habitats					
	Habitat	**Length (km)**	**Description**	**Condition Assessment**	**Strategic Significance**
Enhanced	Other Neutral Grassland	0.216	Based on proposed plans the offsite area within the ownership boundary to the north of the site will be enhanced to other neutral grassland.	**Good**	**Low** Strategic Significance
Created	Urban Tree	0.1018	Within the offsite area to the north of the site 25no. small native trees of moderate condition will be planted.	**Moderate**	**Medium** Strategic Significance

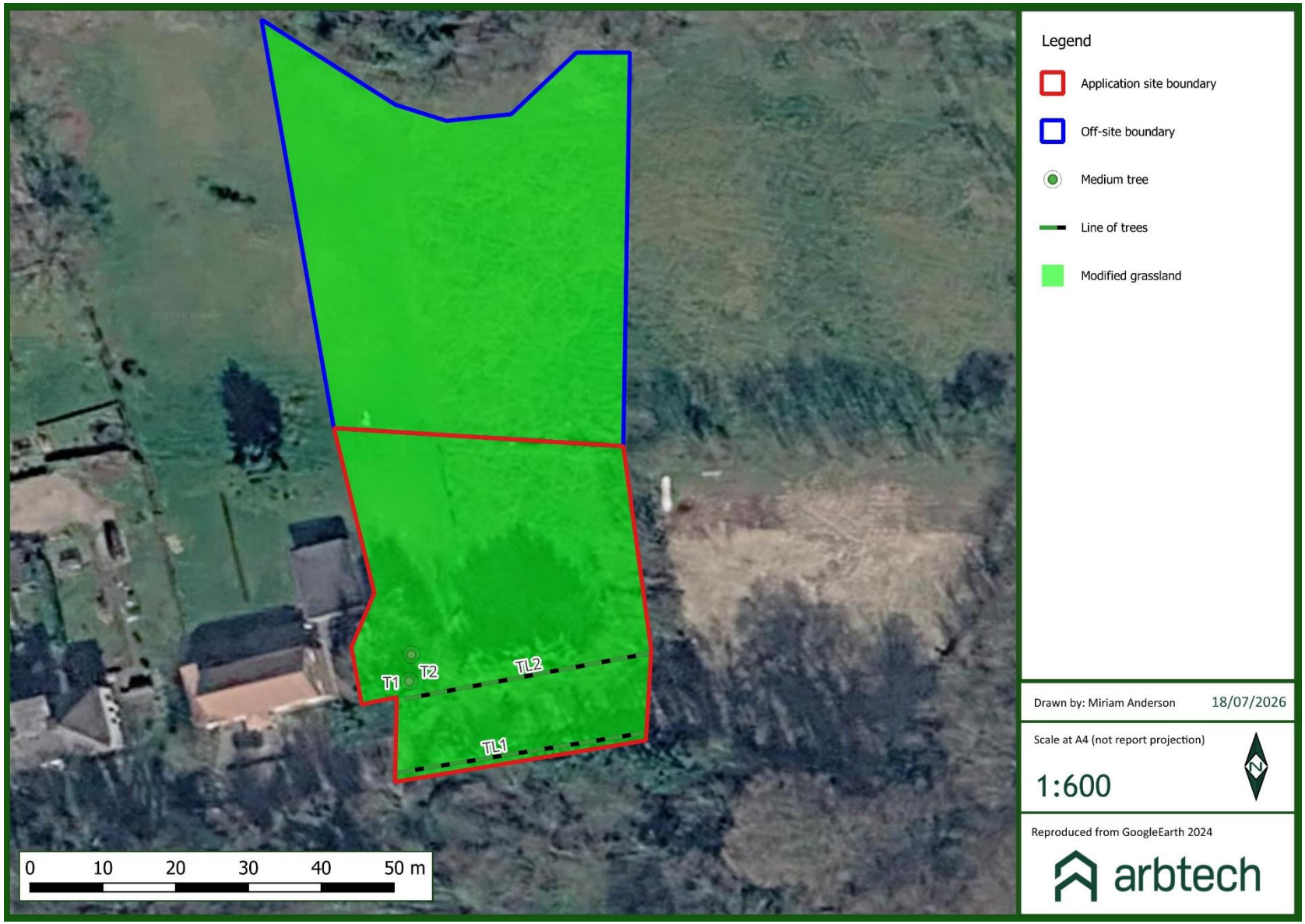
Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.97	0.28	n/a
	Post-Development	0.15	0.00	n/a
	Net Change	-0.82	-0.28	n/a
Off-Site	Baseline	1.30	n/a	n/a
	Post-Development	2.37	0.33	n/a
	Net Change	1.07	n/a	n/a
Overall Net Change		**0.25**	**0.05**	**n/a**

Results

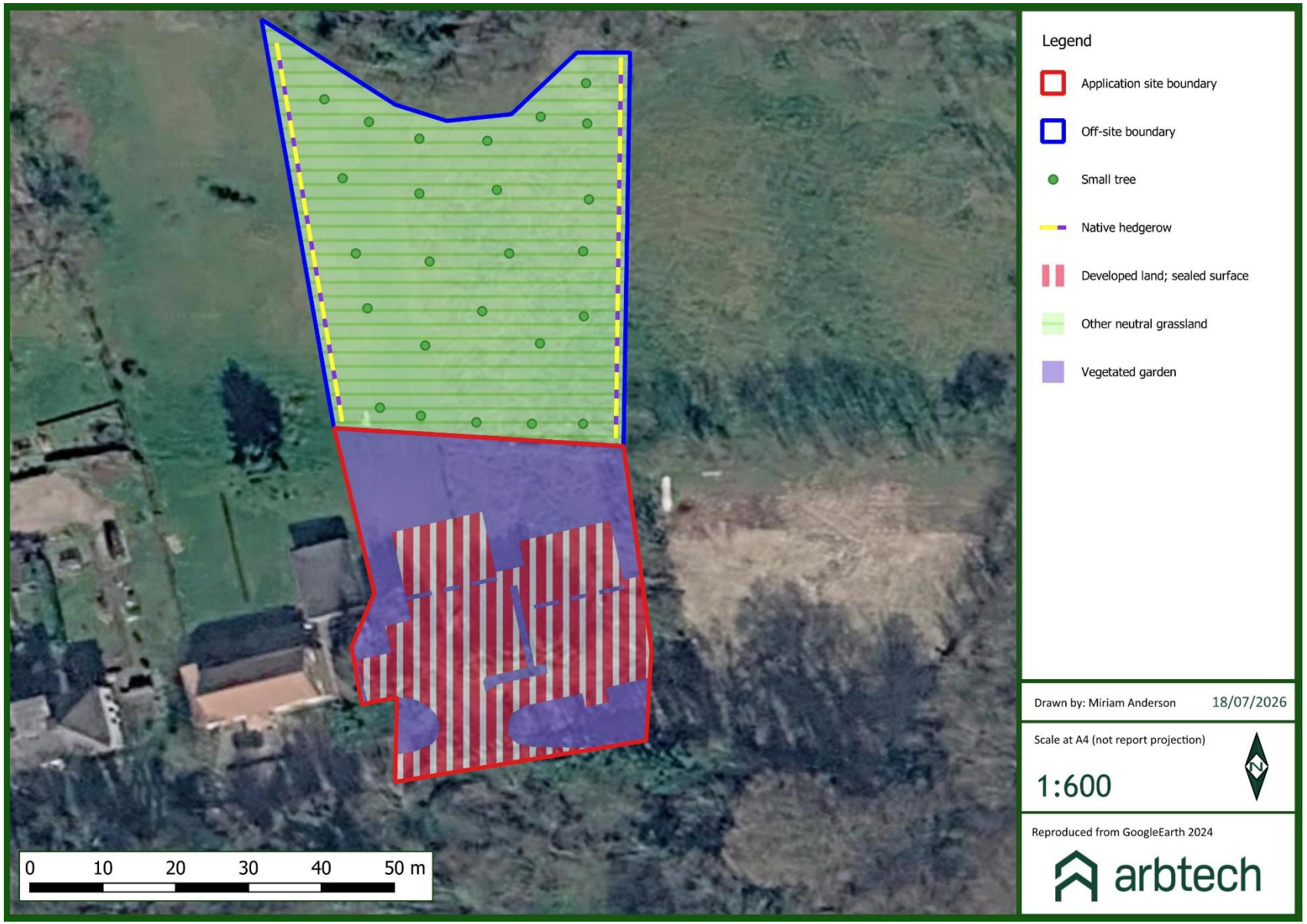
BNG Informative	
Results	The current landscaping proposal generates a net gain of area-based habitat units (+25.68 %) and a net gain of linear-based habitat units (+19.55%). As such, the proposed development is compliant with current legislation (Environment Act 2021) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	The nature of the proposed development means that avoidance is not possible.
Minimisation	The nature of the proposed development means that minimisation is not possible.
Mitigation	The nature of the proposed development means that mitigation should be sufficient in providing the necessary +10% uplift.
Offset	The nature of the proposed development means that the purchasing of biodiversity units or statutory credits is not necessary.

Appendix 1: Pre-development Habitat Plan



Appendix 2: Proposed Development Plan

Appendix 3: Post-development Habitat Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.25
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	25.68%
	Hedgerow units	19.55%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.97	1.07	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.28	0.31	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 6: Baseline Habitat Condition Assessment Sheets

Grassland

Condition Assessment Criteria		Criterion passed (Yes or No)		
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Yes	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Yes	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No	Yes	Yes
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Yes	Yes

E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	Yes	Yes
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Yes	Yes
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	Yes	Yes
Essential criterion achieved (Yes or No)		No	Yes	No
Number of criteria passed		3	7	5
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**			
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		X	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)			
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X		X

Trees

Condition Assessment Criteria		Criterion passed (Yes or No)	
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes
	Number of criteria passed	4	4
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**		
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	X
Passes 2 or fewer criteria	Poor (1)		

Tree Lines

Condition Assessment Criteria		Criterion passed (Yes or No)	
A	At least 70% of trees are native species.	No	No
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Yes
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Yes
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	Yes	Yes
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	No	No
	Number of criteria passed	3	3
Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**		
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	X
Passes 2 or fewer criteria	Poor (1)		