



Biodiversity Net Gain Report

279 Long Lane, Uxbridge

Survey date: 3rd July 2026

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of Mr. Nadarajalingam. Eco 360 were commissioned to undertake a Biodiversity Net Gain assessment at the land to the 279 Long Lane, Uxbridge, UB10 9JS (OS grid reference: TQ 07603 84530). The survey effort involved both a desktop study and field survey.

The main purpose of this assessment was to identify the broad habitats (as stated in the JNCC Phase 1 Handbook) and the flora species present within the survey area, with any evidence of protected species usage and/or features of potential ecological interest also included. The field survey was carried out on the 3rd July 2026 by Miss Bryony Haines, MSc: Consultant Ecologist.

1.2 Site Description

The site comprises the rear garden of an existing detached residential property at 279 Long Lane, Uxbridge. The approximately 0.11 ha site is situated within an established residential area and is bounded by neighbouring residential properties to the north, south and west, with Long Lane located immediately to the east.

The majority of the site comprises vegetated garden associated with the existing dwelling, including areas of amenity grassland and ornamental planting. The western part of the site supports a large area of dense bramble scrub interspersed with two apple trees. An additional apple tree is present within the rear boundary vegetation, while a large mature oak is situated adjacent to the northern boundary. A large mature oak is situated adjacent to the northern boundary, while further boundary vegetation includes sections of native hedgerow and non-native/ornamental hedgerow. The existing dwelling, associated patio, access drive and other hardstanding are classified as developed land: sealed surface.

The site is generally level and enclosed by boundary vegetation and fencing, with surrounding land comprising established residential gardens. The dense scrub and boundary vegetation provide structural diversity within the site, whilst the amenity grassland and ornamental garden planting are typical of a managed domestic garden.



Figure 1: An aerial map showing the location of the site proposed for development (outlined in red).

1.3 Proposals

The proposals comprise the construction of a new detached two-storey dwelling within the rear garden of the existing property, creating a separate residential plot accessed from Hartshill Close. The development includes the formation of a new vehicular access, driveway, parking space, cycle store, refuse storage area, associated hardstanding and private residential garden. Existing boundary vegetation has been assumed to be retained where it lies outside the proposed building footprint, driveway and associated hardstanding. Proposed site plans can be found in **Appendix B**.

Scope of Report

This report aims to:

- Establish the total number of baseline and lost habitat, hedgerow, and river units at the site of the proposed scheme.
- Establish the total number of habitat, hedgerow, and river units that are to be created, retained and/or enhanced under landscape and ecological mitigation proposals at the proposed works site.
- Determine whether the proposed scheme will result in a net loss, no net loss, or a net gain for biodiversity.
- Make further recommendations to to achieve the statutory Biodiversity Net Gain requirement.

1.4 Biodiversity Net Gain Relevant Policies

The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. These are:

- UK Biodiversity Action Plan (UKBAP)
- The Natural Environment and Rural Communities (NERC) Act 2006
- UK Biodiversity Framework 2024
- The National Planning Policy Framework (NPPF) 2024
- Environment Act 2021
- Local policy

A full explanation of these policies can be found within **Appendix E**.

2. Methodology

Personnel

Field surveys have been undertaken by licensed ecologist/s, members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and members of Eco 360 staff.

The Biodiversity Net Gain Assessment has been carried out in line with CIEEM Guidelines on Good practice principles for development (2016), CIEEM A Practical Guide (2019) and BS 8683:2021 - Process for designing and implementing biodiversity net gain.

Survey of Baseline Habitats and Condition

Habitat typing and condition assessments are undertaken during a Preliminary Ecological Appraisals (PEA) or similar studies. The baseline also considers historic records for the site and local area via a desktop study (satellite imagery, previous ecological reports), as well as additional surveys to assess the presence/absence of species in certain situations.

River assessments are carried out through a MoRPH5 Pro survey and River type survey. At least one MoRPH5 is undertaken per reach on site that will be directly or indirectly impacted with a further MoRPH5 undertaken upstream to record a more “natural setting” if required.

This data is then processed via Cartographer to give the condition of the rivers on site.

Calculations of Baseline Habitats

Using Geographic Information Software (GIS), baseline habitats are measured in hectares (ha) using vector layer polygons. These measurements are then input into the DEFRA Small Sites Metric Calculation Tool (Small Sites Metric v1.2.3). Habitat condition and connectivity are then input into the calculator. The area of habitat retained is then entered into the calculation to give a final sum of baseline units and lost unit.

Each habitat has a base score of 1, this is then multiplied by the size of the habitat (ha). The habitat is then multiplied by its distinctiveness:

- Very low – 0
- Low – 2
- Medium – 4
- High – 6

The next multiplier is based on the condition of the habitat:

- N/A-other/agricultural – 0
- Poor – 1
- Fairly poor – 1.5
- Moderate – 2
- Fairly good – 2.5
- Good – 3

Calculations of Post-development Habitats

The calculation is informed by planning design, landscape plans, and proposed ecological mitigation. Plans are georeferenced into GIS and are similarly measured in square meters (m²) using vector layer polygons. These measurements are then converted and input into the DEFRA Small Sites Metric Calculation Tool. A target condition will be assigned to each new habitat following the same scores as above.

The calculator will generate a proposed time to hit this target condition and difficulty score.

Limitations

The assessment is based on the submitted architectural drawings and habitat survey information available at the time of writing. The proposed drawings do not identify the retention or removal of existing boundary vegetation. Therefore, for the purposes of the Biodiversity Net Gain assessment, it has been assumed that vegetation within the proposed building footprint, access, driveway, parking and other hardstanding areas will be removed, whilst all remaining boundary vegetation outside these areas will be retained.

The stem diameters of the three mature apple trees recorded during the habitat survey were not measured, as the trunks were obscured by dense vegetation. In the absence of direct measurements, the trees have been conservatively classified within the Small Sites Metric based on the available survey information. Should further information become available regarding the proposed layout or tree dimensions, the habitat map and metric may require review.

3. Baseline Calculation and Proposal Impact

3.1 Baseline Habitats

Area Habitats

Habitat Type	Area (m ²)	Distinctiveness	Distinctiveness Score	Condition	Condition Score	Total Habitat Units	Baseline Area Retained	Baseline Area Enhanced	Area Lost	Units Lost
Developed land; sealed surface	309	V. low	0	N/A - other	0	0	309	0	0	0
Vegetated garden	444	Low	2	Condition assessment N/A	1	0.09	444	0	0	0
Bramble scrub	274	Medium	4	Moderate	2	0.11	0	0	274	0.11
Individual trees	448	Medium	4	Moderate	2	0.41	366	0	81	0.075

Linear Habitats

Habitat Type	Length (m)	Distinctiveness	Distinctiveness Score	Condition	Condition Score	Total Habitat Units	Baseline Length Retained	Baseline Length Enhanced	Length Lost	Units Lost
Non-native and ornamental hedgerow	100	V. low	1	Poor	1	0.1	91	0	9	9
Native hedgerow	15	Low	2	Moderate	2	0.06	15	0	0	0

3.2 Proposed Habitats

Habitats

Habitat Type	Area (m ²)	Target Distinctiveness	Score	Target Condition	Score	Habitat Units Delivered
Developed land; sealed surface	145	V. low	1	N/A - Other	0	0.00
Vegetated garden	129	Low	2	Condition assessment N/A	2	0.025

Linear Habitats

No additional linear habitats were proposed.

3.3 Total Net Unit Change

Area Habitat Summary	
Total Baseline Units	0.6102
Total Net Unit Change	-0.1596
Total Net % Change	-26.75%
Trading Rules Satisfied	No

Area Habitat Summary	
Total Baseline Units	0.1600
Total Net Unit Change	-0.0090
Total Net % Change	-5.63
Trading Rules Satisfied	No

4. Recommendations

4.1 Net Unit Change Assessment

Based on the metric results, the proposal currently **does not satisfy the statutory BNG requirement or the biodiversity trading rules**. The development results in a **net loss of 0.1596 area habitat units (-26.15%)** and **0.0090 hedgerow units (-5.63%)**. To achieve the mandatory 10% Biodiversity Net Gain, the scheme would require an additional **0.2206 area habitat units** and **0.0250 hedgerow units**. The metric therefore concludes that alterations to the scheme or the provision of off-site biodiversity units will be necessary to achieve compliance.

The principal contributor to the habitat unit deficit is the loss of the dense bramble scrub within the western part of the site, together with sections of existing boundary hedgerow. Although areas of vegetated garden are retained following development, these are largely associated with private residential curtilage and provide limited opportunity for securing habitat enhancement and long-term management. Consequently, there is little realistic scope to deliver sufficient biodiversity gains on-site whilst securing the required 30-year habitat management.

Given the limited availability of land for meaningful habitat creation and the requirement for biodiversity enhancements to be secured and managed for a minimum period of 30 years, achieving the required Biodiversity Net Gain entirely within the application site is considered unlikely. It is therefore anticipated that off-site biodiversity compensation will be required to address the remaining shortfall in both area habitat and hedgerow units and to satisfy the statutory Biodiversity Net Gain requirement and associated trading rules.

4.2 **Recommendations**

The Small Sites Metric demonstrates that the proposed development does not achieve the statutory Biodiversity Net Gain requirement or satisfy the biodiversity trading rules. Although some vegetated garden and boundary vegetation are retained, there is insufficient space within the application site to deliver the habitat creation and enhancement necessary to offset the losses associated with the development. The majority of the remaining landscaped areas will form private residential gardens, making it impractical to secure habitat creation and long-term management for the required 30-year period. Consequently, on-site habitat enhancements cannot be relied upon to deliver the biodiversity gains necessary to achieve compliance.

It is therefore recommended that the remaining biodiversity unit shortfall is addressed through off-site compensation. The following options should be considered, in order of preference:

- **Option 1:** Consult the private market to purchase off-site biodiversity units. Where practicable, these should be located within the same Local Planning Authority (LPA) area or National Character Area (NCA) to maximise the biodiversity benefits and align with the biodiversity gain hierarchy.
- **Option 2:** Acquire additional land off-site for biodiversity offsetting and habitat creation. Where practicable, this should also be located within the same LPA area or NCA. The land may need to be registered as a biodiversity gain site, with habitat creation, enhancement and management secured for a minimum of 30 years through an appropriate legal mechanism, such as a Section 106 planning obligation or a conservation covenant with a responsible body.
- **Option 3:** As a last resort, the applicant may purchase Statutory Biodiversity Credits from the Government. Evidence will normally be required to demonstrate that opportunities for on-site enhancement and the purchase of off-site biodiversity units have been appropriately explored before statutory credits can be used.

5. References

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6. Appendices

Appendix A: Baseline habitat map

Appendix B: Proposed Site Plans

Appendix C: Proposed habitat map

Appendix D: Site Photographs

Appendix E: Biodiversity Net Gain Relevant Policies

Appendix A: Baseline habitat map

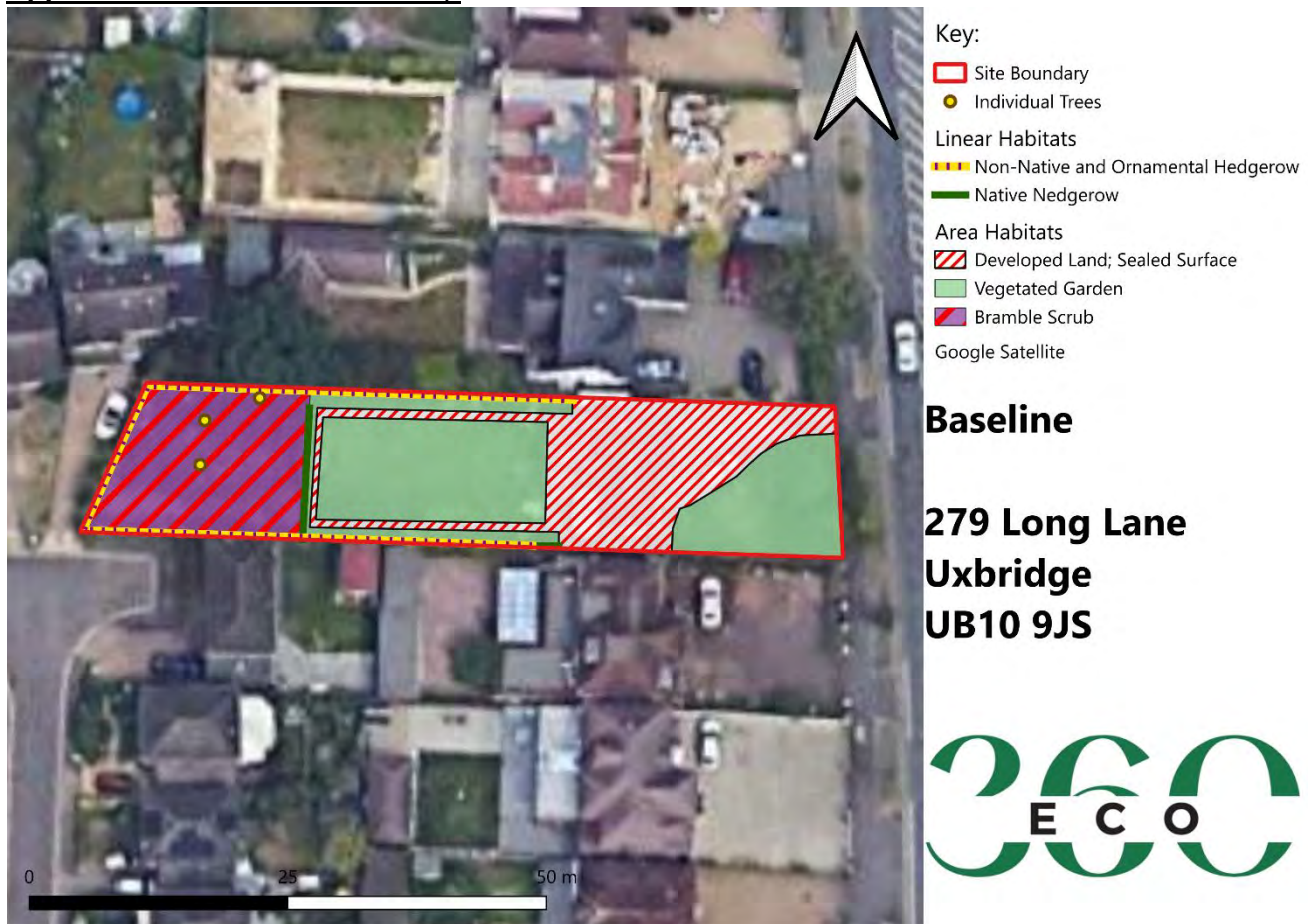


Figure 1. Baseline habitat map.



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The representation of a road, track or path is no evidence of a right of way.
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP118437



0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250
Bottom Left: 507518 184433 Top Right: 507718 184633
Center: 507618 184533
Area: 200m x 200m

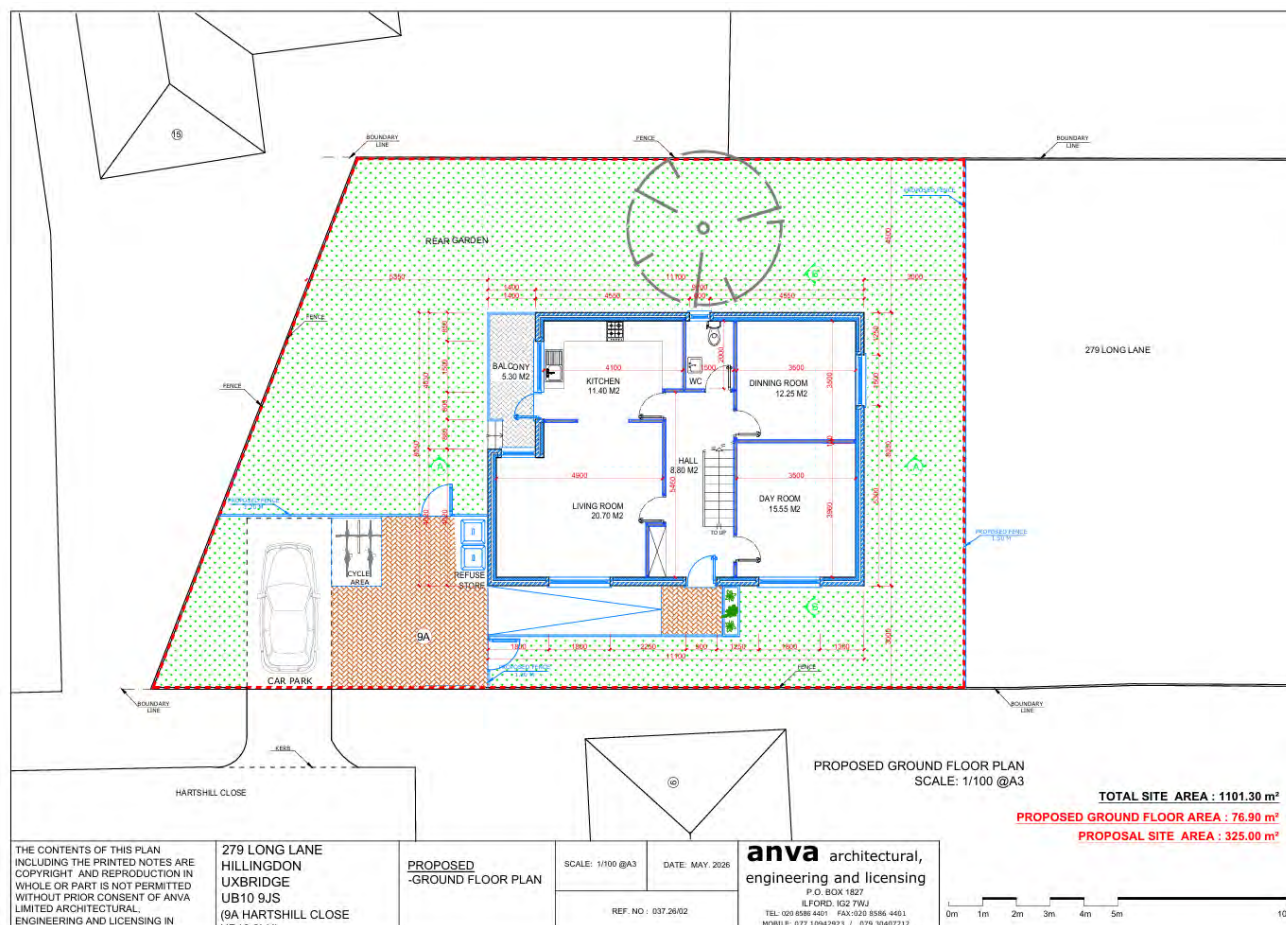
279, LONG LANE, HILLINGDON,
UXBRIDGE, UB10 9JS

Stanfords
EST. 1853



Figure 2. Site location plan.

Appendix B: Proposed Site Plans



Appendix C: Proposed habitat map

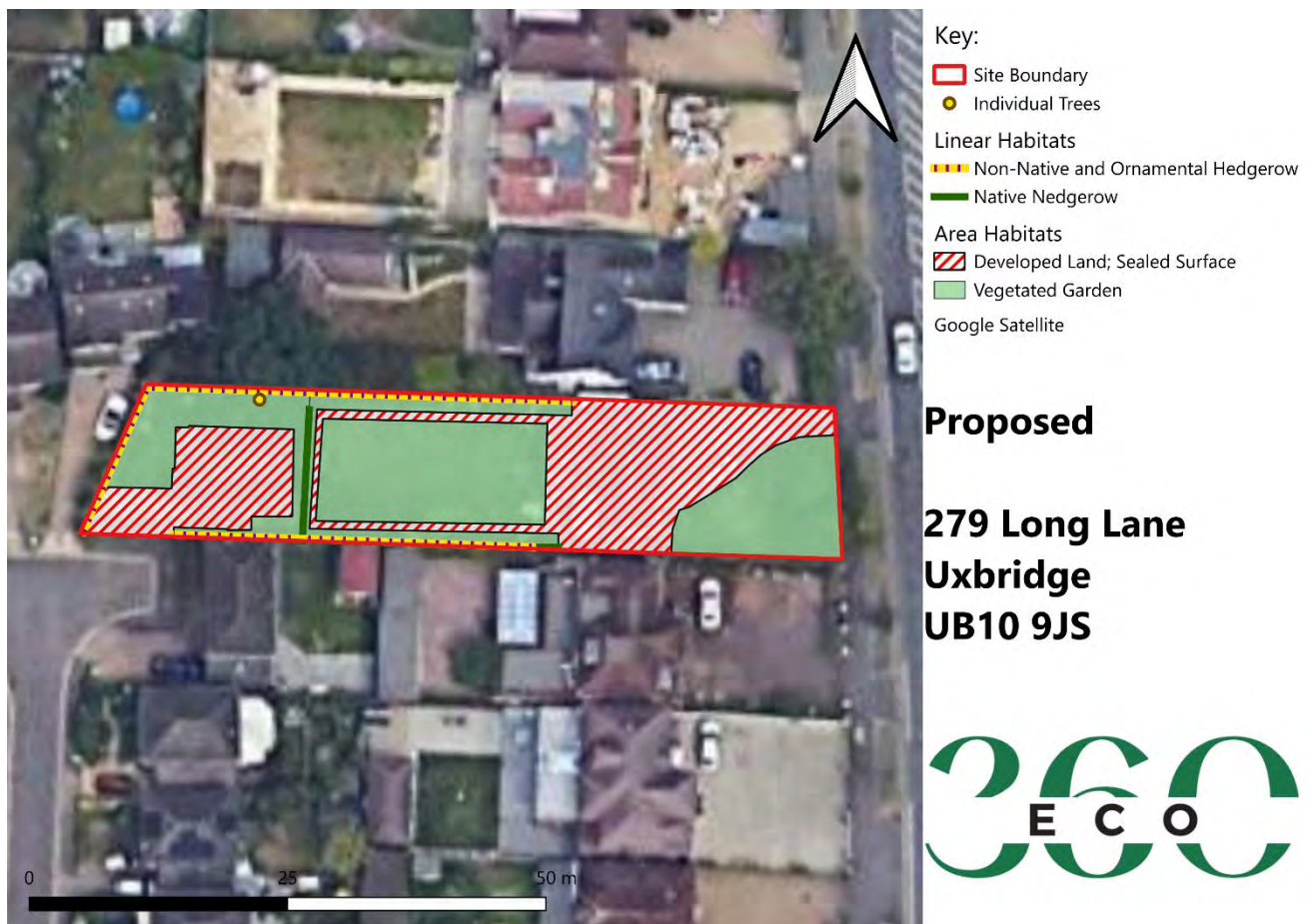


Figure 1. Proposed habitat map based on the submitted layout.

Appendix D: Site Photographs





















Appendix E: Biodiversity Net Gain Relevant Policies

Environment Act 2021

Part 6 on nature and biodiversity covers all areas of biodiversity net gain across two core sections. The Environment Act 2021 introduced a mandatory requirement for most planning permissions in England to deliver a minimum 10% Biodiversity Net Gain, measured using the statutory biodiversity metric, with gains secured and maintained for a minimum period of 30 years.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and places significant emphasis on the protection, restoration and enhancement of biodiversity through the planning system.

The NPPF recognises that one of the overarching objectives of sustainable development is the achievement of environmental improvements, including the enhancement of biodiversity and the delivery of environmental net gains.

Within the chapter *Conserving and Enhancing the Natural Environment*, the NPPF requires planning policies and decisions to contribute to and enhance the natural environment by:

- protecting and enhancing valued landscapes, sites of biodiversity value and ecological networks;
- minimising impacts on biodiversity;
- securing measurable net gains for biodiversity where possible;
- promoting the conservation, restoration and enhancement of priority habitats and ecological networks; and
- supporting development that delivers biodiversity improvements.

The NPPF also establishes the mitigation hierarchy, requiring significant harm to biodiversity to be avoided where possible, adequately mitigated where avoidance is not possible, and compensated only as a last resort.

The requirements of the NPPF are complemented by the mandatory Biodiversity Net Gain provisions introduced through the Environment Act 2021, which require most developments in England to deliver a minimum 10% net gain in biodiversity value and secure habitat enhancements for a minimum period of 30 years.

Transport infrastructure:

Paragraph 104. *“Transport issues should be considered from the earliest stages of plan- making and development proposals, so that:*

*d) the environmental impacts of traffic and transport infrastructure can be identified assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for **net environmental gains**.*

Planning decisions:

Paragraph 119 *“Planning decisions and planning policy should a) encourage multiple benefits from both urban and rural land ... and taking opportunities to **achieve net environmental gains - such***

as developments that would enable new habitat creation.” Conserving and enhancing the natural environment

Paragraph 174 Section D. “**minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”**

Habitats and biodiversity

Paragraph 179. “*To protect and enhance biodiversity and geodiversity, plans should:*

*a) Identify, map and **safeguard components of local wildlife-rich habitats** and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, **enhancement, restoration or creation;***

*and b) promote **the conservation, restoration and enhancement of priority habitats**, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing **measurable net gains for biodiversity.**”*

Paragraph 180. “*When determining planning applications, local planning authorities should apply the following principles:*

- a) if **significant harm to biodiversity** resulting from a development **cannot be avoided** (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then **planning permission should be refused;***
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the **loss or deterioration of irreplaceable habitats** (such as ancient woodland and ancient or veteran trees) **should be refused**, unless there are wholly exceptional reasons and a suitable compensation strategy exists;*
- and d) development **whose primary objective is to conserve or enhance biodiversity should be supported;** while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can **secure measurable net gains for biodiversity** or enhance public access to nature where this is appropriate.”*

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