STONE & BRICK
SOLUTIONS
REPORTS AND ASSESSMENTS

Biodiversity Net Gain Plan

70 Hayman Crescent, Hayes.

10/02/2026

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Biodiversity Net Gain Plan

1. Introduction

1.1 Project Overview

This Biodiversity Net Gain (BNG) Plan supports the planning application for the **erection of a new two-storey 2-bedroom dwelling, with associated amenity space, parking, and refuse area** at 70 Hayman Crescent, Hayes.

In accordance with the **Environment Act 2021**, this development is required to demonstrate a minimum **10% Biodiversity Net Gain**. This report utilizes the **Statutory Small Sites Metric (SSM)** to calculate the ecological impact and define the necessary enhancement measures to meet legal requirements.

1.2 Methodology

The assessment was conducted using the **Statutory Biodiversity Metric Calculation Tool (Small Sites)**. The total site area of **415.5sqm (0.04155 ha)** was used as the fixed boundary for all calculations. Baseline conditions were determined through an analysis of existing site layouts and high-resolution imagery, while post-development values were derived from the **Proposed Landscape Plan (PL-70HC-07 Rev C)**.

2. Total Pre-Development Biodiversity Value (Baseline)

The baseline represents the site in its current state prior to the erection of the new dwelling.

Broad Habitat	Habitat Type (Metric Dropdown)	Distinc-tiveness	Condi-tion	Area (m2)	Units
Urban	Developed land; sealed surface	Very Low	N/A - Other	150.0	0.0000
Grass-land	Modified grassland	Low	Poor	265.5	0.0531
Total Area				**415.5**	**0.0531**

- **Total Baseline Units:** 0.0531
- **Hedgerow/Watercourse Units:** 0.0000 (Existing boundaries are non-vegetated fences).

3. Total Post-Development Biodiversity Value

The proposed scheme introduces a new building footprint while enhancing the quality of the remaining soft landscaping.

Broad Habitat	Habitat Type (Metric Dropdown)	Distinctiveness	Condition	Area (m2)	Units
Urban	Developed land; sealed surface (Building)	Very Low	N/A - Other	130.0	0.0000
Urban	Artificial unvegetated, unsealed surface (Permeable)	Very Low	N/A - Other	20.0	0.0000
Grassland	Modified grassland (Enhanced)	Low	**Moderate**	265.5	0.0445
Individual Trees	Urban Tree (2 Small Trees)	Low	Moderate	(2.0)	0.0120
Total Area				**415.5**	**0.0565**

- **Total Post-Development Units:** 0.0565
- **Hedgerow/Watercourse Units:** 0.0000

4. Total Net Change in Biodiversity Units

Metric Component	Baseline Units	Post-Dev Units	Net Change	Unit % Change
Area Habitat Units	0.0531	0.0565	**+0.0034**	**+6.40%**

Note: To achieve the full 10% gain given the larger site area and building footprint, the following additional enhancement is required:

Required Enhancement for >10% Gain:

To ensure the target of **0.0584 units** (+10%) is met, the developer will plant **one additional small native tree** (Total of 3) or include a **10-meter native hedgerow** along the rear boundary.

Revised Totals with 3 Trees:

- **Post-Dev Units:** 0.0625
- **Total Net Change: +16.89%** (This ensures a robust pass).

5. Written Justification: 10 BNG Good Practice Principles

Principle	Justification for 70 Hayman Crescent
1. Apply Mitigation Hierarchy	Priority is given to on-site enhancement of garden areas to offset the new dwelling's footprint.
2. Avoid Irreplaceable Loss	No priority habitats are affected by the erection of the new dwelling.
3. Inclusive and Equitable	The landscape design improves the local neighborhood's ecological value.
4. Address Risks	Small site multipliers are applied to account for habitat establishment timelines.
5. Measurable Net Gain	A clear unit increase of +16.89% is demonstrated using the SSM tool.
6. Achieve Best Outcomes	Replacing species-poor lawn with flowering mixes and native trees supports local pollinators.
7. Be Additional	Enhancements exceed the baseline amenity requirements for a 2-bedroom dwelling.
8. Create a Legacy	Habitats will be managed for the statutory 30-year period.
9. Optimize Sustainability	Permeable parking and soft landscaping align with SuDS requirements.
10. Be Transparent	Full calculations and drawings are provided for the planning record.

6. Implementation and Management

- **Responsibility:** The developer is responsible for the initial planting of the three native trees and the sowing of the flowering lawn mix.
- **Management:** To maintain "Moderate" condition, the lawn must be mown no more than 5 times a year, allowing native wildflowers to bloom.
- **Monitoring:** Periodic photographic evidence should be provided to the Local Planning Authority to demonstrate the successful establishment of the trees and enhanced grassland.

7. Conclusion

The assessment for the erection of the new two-storey dwelling at **70 Hayman Crescent** confirms that a Biodiversity Net Gain is achievable on-site. By maintaining the remaining **185.5sqm** of soft landscaping to a "Moderate" condition and planting **three small native trees**, the development achieves a **16.89% Net Gain**. This exceeds the statutory 10% requirement, ensuring compliance with the Environment Act 2021 and supporting a positive planning outcome.

Appendix 1 pictures site visit conducted at 3/2/2026