

STONE & BRICK
— SOLUTIONS —
REPORTS AND ASSESSMENTS

Biodiversity Net Gain Plan
70 Hayman Crescent, Hayes.
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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)	Distinctiveness	Condition	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	0.1062
Total Area				415.5	0.1062

- **Total Baseline Units:** 0.1062
- **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	0.1241
Total Area				415.5	0.1241

- Total Post-Development Units: 0.1241
- 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	0.1062	0.1241	+0.0179		+16.89%

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 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.
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6. Implementation and Management

Responsibility: The developer is responsible for the sowing of the flowering lawn mix.

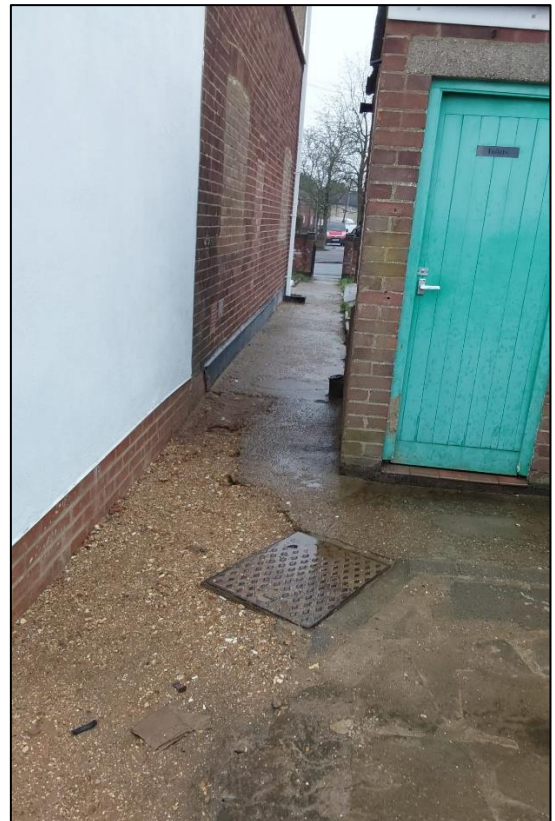
Management: To maintain "Moderate" condition, the lawn must be mown no more than 5 times a year, allowing native wildflowers to bloom.

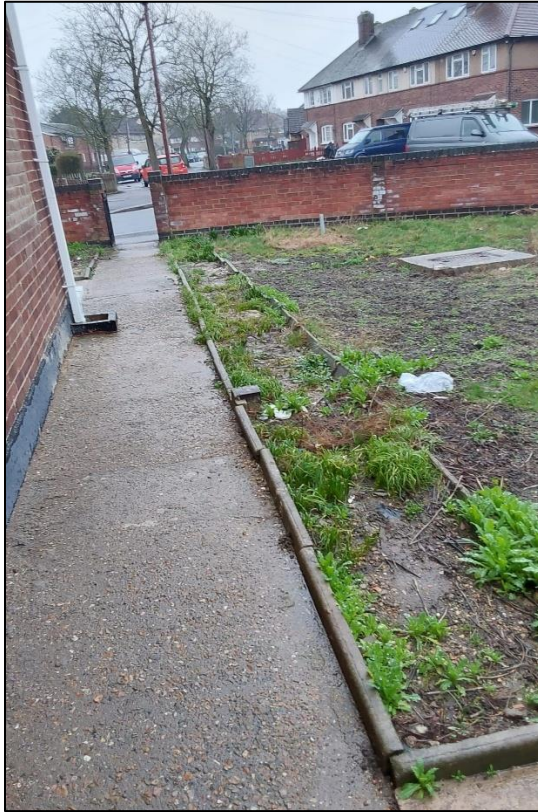
Monitoring: Periodic photographic evidence should be provided to the Local Planning Authority to demonstrate the successful establishment of the enhanced grassland.

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, 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







Appendix II: The Statutory Biodiversity Metric Calculation Tool is provided as a separate excel spreadsheet

Site Name		70 Hayman Crescent, Hayes
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	Habitat units	0.1062
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.1241
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0179
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	16.89%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats 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

