



Biodiversity Net Gain Plan

70 Hayman Crescent, Hayes.

V4 - Sep 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 assessment was updated to accurately reflect the physical conditions observed during the site survey. The garden area in the rear plot, previously categorized as modified grassland, has been reclassified to **Urban – Vegetated garden** to reflect its true domestic lawn/garden state. Additionally, existing raised masonry planters and ornamental shrubs/bush features observed during the site visit are explicitly itemized within the baseline calculations.

Broad Habitat	Habitat Type (Metric Dropdown)	Distinctiveness	Condition	Area (m2)	Units
Urban	Developed land; sealed surface (hardstanding/paving)	Very Low	N/A - Other	150.0	0.0000
Urban	Vegetated garden (rear private garden area)	Low	Poor	260.5	0.0521
Urban	Introduction of Small Features: Raised Planters & Introduced Shrubs	Low	Poor	5.0	0.0010
Total Area				415.5	0.0531

- **Total Baseline Units:** 0.0531
- **Hedgerow/Watercourse Units:** 0.0000 (Existing boundaries consist of non-vegetated masonry walls and wooden close-boarded fencing).

3. Total Post-Development Biodiversity Value

The post-development layout directly corresponds with the Approved Landscape Plan (PL-70HC-07 Rev C). Soft landscaping proposals retain and enhance the vegetated garden areas while accounting for new formal planters and ornamental shrub planting incorporated into the scheme.

Broad Habitat	Habitat Type (Metric Distinctiveness)	Condition	Area (m2)	Units
Urban	Developed land; sealed surface (Building footprint)	N/A - Other	130.0	0.0000
Urban	Artificial unvegetated, unsealed surface (Permeable paving/parking)	N/A - Other	20.0	0.0000
Urban	Vegetated garden (Enhanced garden area / flowering mix lawn)	Moderate	250.5	0.0483
Urban	Introduced Shrubs & Raised Planters (Approved Plan Features)	Good	15.0	0.0029
Total Area			415.5	0.0512

- Total Post-Development Units: 0.0512
- Hedgerow/Watercourse Units: 0.0000

4. Total Net Change in Biodiversity Units

Metric Component	Baseline Units	Post-Dev Units	Net Unit Change	% Change
Area Habitat Units	0.0531	0.0512	-0.0019	-3.5%

5. Written Justification: 10 BNG Good Practice Principles

Principle	Justification for 70 Hayman Crescent
1. Apply Mitigation Hierarchy	Priority was given to maximizing soft landscaping, vegetated garden areas, and raised planters within the tight constraints of the plot boundary.

2. Avoid Irreplaceable Loss	No priority or irreplaceable habitats exist on-site or are impacted by the proposed scheme.
3. Inclusive and Equitable	High-value pollinator planting improves local urban biodiversity and amenity value.
4. Address Risks	Statutory Small Sites Metric (SSM) temporal multipliers (0.965) have been applied to account for habitat establishment timelines.
5. Measurable Net Gain	<u>Metric calculations identify an on-site shortfall of -0.0019 units (-3.50%). To meet the +10% mandate (+0.0053 units required above baseline, totaling 0.0584 units), off-site compensation has been successfully purchased and secured.</u>
6. Achieve Best Outcomes	Replacing species-poor lawn with species-rich flowering mixes and structured ornamental shrub beds optimizes urban ecological value.
7. Be Additional	Proposed landscaping delivers enhanced floral diversity exceeding standard amenity baseline requirements.
8. Create a Legacy	On-site landscape features will be maintained under a 30-year Habitat Management and Monitoring Plan (HMMP).
9. Optimize Sustainability	Permeable paving (20 m ²) and integrated SuDS soft landscaping enhance water infiltration and reduce surface runoff.
10. Be Transparent	Full Statutory Metric output spreadsheets and spatial areas are fully disclosed for public planning evaluation.

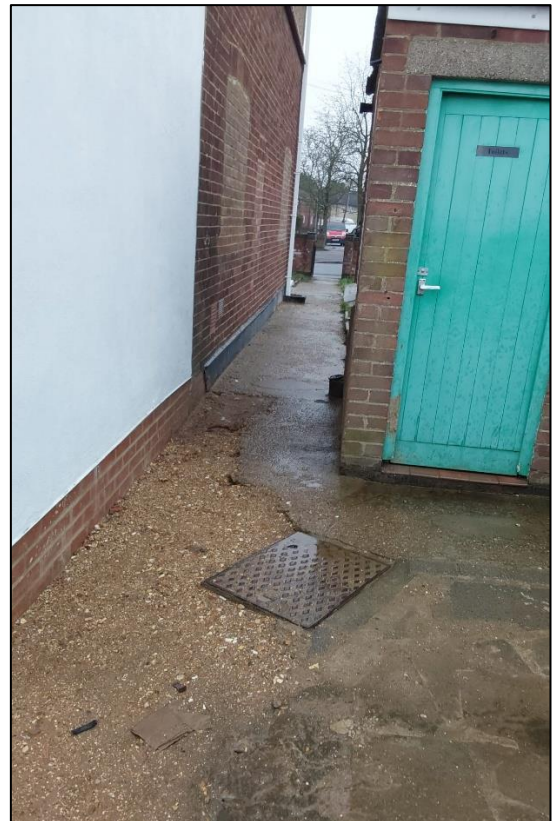
6. Implementation and Management

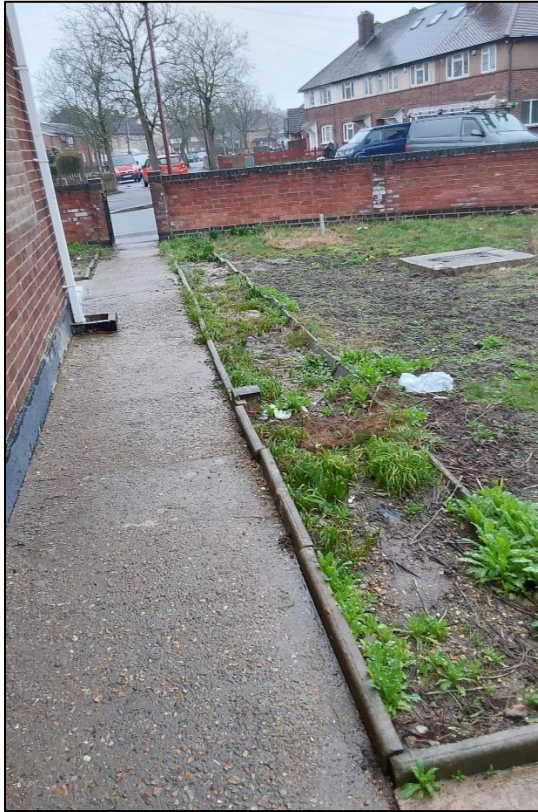
- **Responsibility:** The developer/landowner is responsible for establishing the vegetated garden enhancement and planting specified in the Approved Landscape Plan (PL-70HC-07 Rev C).
- **Vegetated Garden:** Lawn areas are to be overseeded with a species-rich flowering lawn seed mixture suitable for domestic gardens. Lawn cutting schedules should allow for seasonal flowering to maintain "Moderate" condition.
- **Planters & Introduced Shrubs:** Proposed raised planters and shrub beds must be planted with high pollinator-value species (e.g., lavender, *Sarcococca*, *Erysimum*, *Hebe*) and maintained in a healthy, weed-managed state to achieve "Good" condition.
- **Monitoring:** Photographic evidence showing the successful establishment of the vegetated garden, raised planters, and shrub planting should be submitted to the Local Planning Authority to satisfy BNG discharge conditions.

7. Conclusion

The reclassification of the rear plot area to Urban – Vegetated garden and itemization of planters accurately reflects the baseline condition (yielding 0.0531 Area Units). The post-development scheme generates 0.0512 Area Units on-site, representing a -3.50% net change (-0.0019 units). This shortfall is primarily driven by the footprint of the new dwelling (130 m²) displacing baseline vegetated land, combined with standard metric temporal discounting on newly established garden/shrub areas. To satisfy the mandatory 10% Biodiversity Net Gain requirement under the Environment Act 2021 (target total of 0.0584 units), the 0.0072 unit shortfall has been fully addressed via Off-site Habitat Enhancement. The developer has successfully purchased 0.02 off-site biodiversity units of Medium Distinctiveness Grassland from the Trust for Oxfordshire's Environment (TOE). This confirmed purchase secures the necessary off-site mitigation prior to the commencement of development, actively discharging the requirements of Condition 8. Because the off-site units have already been purchased and allocated to the planning reference (29379/APP/2025/1516), there is no requirement for a further planning condition or a Section 106 agreement to secure this mitigation. Evidence of this transaction is attached to this report, demonstrating that the development now fully complies with national BNG statutory requirements..

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



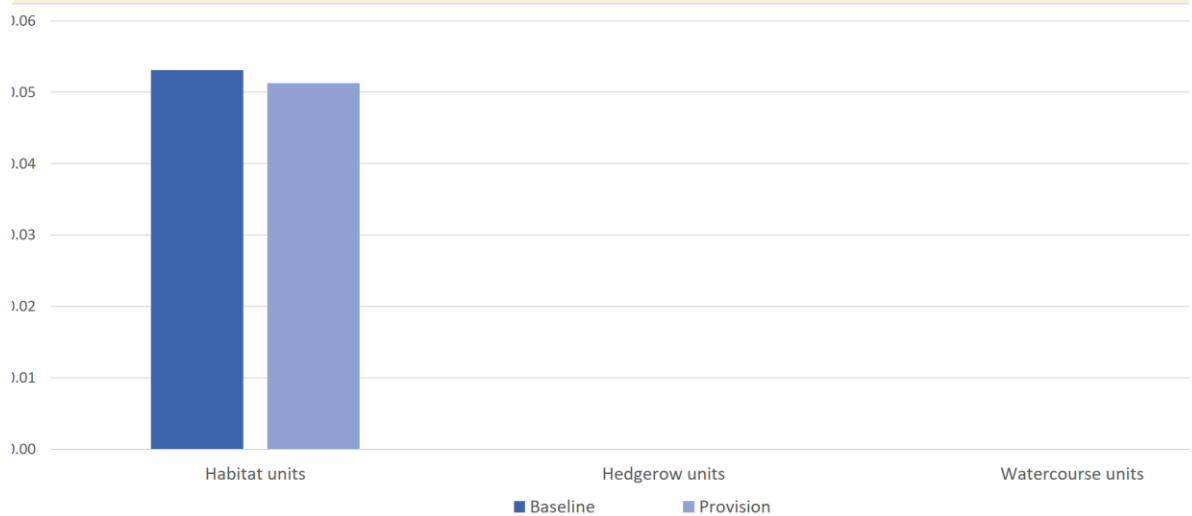




Appendix II: The Statutory Biodiversity Metric Calculation Tool is provided as a separate excel spreadsheet

Site Name		70 Hayman Crescent, Hayes
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Habitat units	0.0531
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0512
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.0019
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	-3.50%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0072
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group



Appendix III: Evidence of Off-Site Biodiversity Unit Purchase

- Certificate of Purchase: Certificate of Purchase of Off-Site Biodiversity Net Gain Units from the Trust for Oxfordshire's Environment (TOE) dated 16/09/2026, confirming the allocation of units to the development at 70A Hayman Crescent.
- Proof of Payment: Tax Invoice INV-0360 from TOE confirming the financial transaction for 0.02 Medium Distinctiveness Grassland units.



The Old Counting House,
82E High Street, Wallingford,
Oxfordshire, OX10 0BS

admin@trustforoxfordshire.org.uk
01865 407003

CERTIFICATE OF PURCHASE OF OFF-SITE BIODIVERSITY NET GAIN UNITS

16/09/2026

Dear Gulbir,

This receipt certifies that payment has been received.

Trust for Oxfordshire's Environment, (TOE), on behalf of the owners of the listed Habitat Bank, consents to and will apply to allocate these units to your development on the national Biodiversity Gain Site Register once requested, which may take up to 6 weeks to be approved by Natural England.

Development Site: **70A Hayman Crescent Hayes**
Planning Application reference: **29379/APP/2025/1516**

Biodiversity units to be delivered:

Habitat Bank	Habitat Type	Units Purchased (pre-SRM)	Units Registered (post-SRM)	Area (ha)
Lopemede	Grassland	0.02	0.02	0.00357

Biodiversity Net Gain Funds Received
DATE: 16/09/2026

Planning Condition Informative

Please see Condition 8 of the Planning Consent



www.trustforoxfordshire.org.uk | Registered number: 07492087 | Charity number: 1140563



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Oxfordshire, OX10 0BS

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Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Nick Adamson – Head of Finance & Operations

Tax Invoice



Bill to
Haycrest Development Ltd
109b High Street
Hemel Hempstead
HP1 3AH

Trust for Oxfordshire's
Environment (TOE) Limited
The Old Counting House
82e High Street
Wallingford
Oxfordshire
OX10 0BS

CRN: 07492087
VAT: 430984192

Amount due	Due date	Issue date	Invoice number	Reference
£2,220.00	16 Oct 2026	16 Sept 2026	INV-0360	HO4 29379/APP/2025/1516

[View online](#)

Description	Quantity	Price	Tax	Amount
Provision of offsite biodiversity units required for the development of land at 70a Hayman Crescent, Hayes, UB4 8PP, Planning Ref 29379/APP/2025/1516				
Number of offsite biodiversity units to be purchased = 0.02 of Medium Distinctiveness Grassland.	1	1,850.00	20%	1,850.00
Units supplied will meet Statutory Metric trading rules and spatial risk multiplier requirements to deliver a 10% biodiversity net gain.				



[View online](#)

Subtotal	1,850.00
Total VAT 20%	370.00
Total	2,220.00
Amount due	£2,220.00

Payments can be made via cheque to TOE at the address above or via BACS, to the following:
CAF Bank. 25 Kings Hill Ave, Kings Hill, ME194JQ
Account name - Trust for Oxfordshire's Environment (TOE) Ltd
Sort code - 405240
Account number - 00020697
Currency: GBP
Contact: nick.adamson@trustforoxfordshire.org.uk
VAT Registration Number - 430 9841 92