

Ecology 4 U

Biodiversity Net Gain Report and Calculation

**Site Address: 9 St Margarets Avenue,
Uxbridge UB8 3HH.**

Local Planning Authority: London Borough of Hillingdon

Date: 24/02/2025

Ref: BNG/SMA/Rev-

Revision	Description
Rev-	First issue

Clarification

This report has been prepared for our client as stated within our appointment, only and expressly, for the purposes set out in this appointment and we owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in writing and signed, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. This report has been based solely on the specific design assumptions and criteria stated herein. A portion of the data and information included within this report has been gathered through enquiry with a third-party. This data is believed to be correct; however, no liability will be accepted for any discrepancy's inaccuracies, mistakes, or omissions in this.

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APPENDIX A – Designated Site Mapping

APPENDIX B – Priority Habitat Mapping

APPENDIX C – European Protected Species Mapping

APPENDIX D – Small Sites Matrix – Version 1.1.2 Release Date July 24 – Completed

APPENDIX E – Baseline habitat images, Google Earth

APPENDIX F – Streetview habitat images, Google Earth

APPENDIX E – Examination of trees present in 2020, Google Earth

1.0 Introduction

The proposed works comprise the demolition of an existing dwelling and replacement with two new dwellings (the Proposal), at 9 Margarets Avenue, Uxbridge UB8 3HH (the Site). The Environment Act 2021 requires a Biodiversity Net Gain (BNG) calculation and report that demonstrates a net gain increase in habitat for wildlife of at least 10% from the existing, following completion of the proposed development. This report assesses the BNG for this proposal.

1.1 Assessment

Assessment is in line with CIREA guidance document C776a Biodiversity Net Gain: Good practice principles for development, a practical guide. A baseline has been established, using a baseline assessment desktop survey. The Site contains no habitats requiring condition assessment. Proposed habitat areas, including retained and new, were calculated using the Proposed Site Plan. This data was entered into the DEFRA statutory small sites metric, and results used to make an assessment on whether the proposal meets the statutory requirements for BNG.

2.0 Baseline Habitats

In accordance with the SSM requirements, we have considered whether habitat degradation has occurred since January 2020. Based on Google Earth images shown in Appendix E, the Site appears to have had a degree of vegetative clearance since Jan 2020. We are therefore required to assess what was present at Jan 2020, before the clearance occurred.

The site is “vegetated garden” designation. With regards to trees, the streetview image for 2020 is not available but we have one from 2018 (Appendix F) and it is clear that there would have been no trees with a stem diameter of over 300mm in the front garden at Jan 2020. Appendix G includes a marked Google Earth photo showing the trees that were present in the rear garden at 2020 and a further inset photo shows the stumps that remain after clearance. Of the 4 trees identified on Google Earth, the reference “3” and “4” are under 300mm dia at ground level. Tree “1” and “2” are estimated to be 300mm diameter at 1.5m height. Therefore, 2 trees will be carried forward in the baseline calculation.

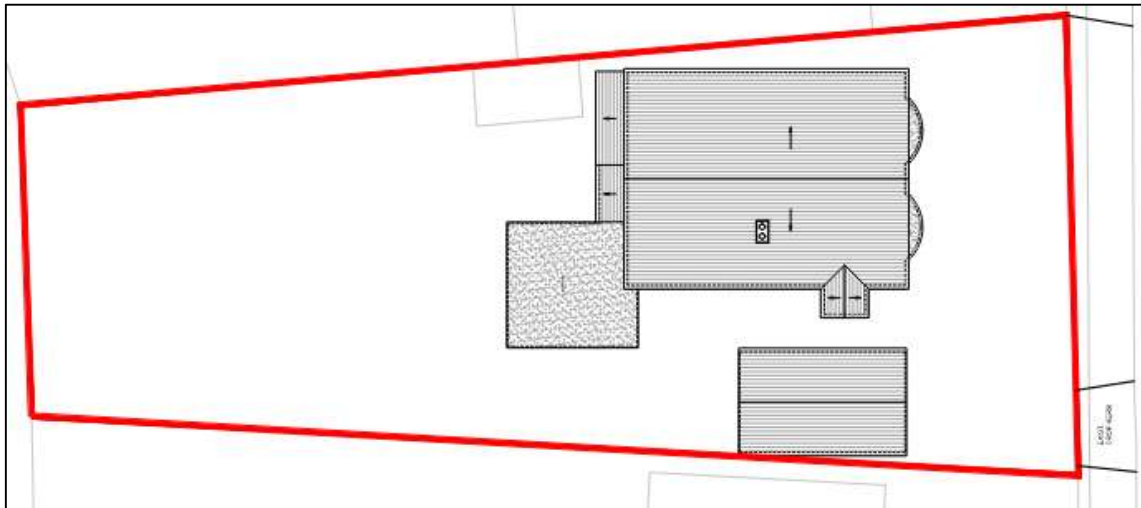


Fig. 1: Existing Plan – DE Architectural Consult Ltd

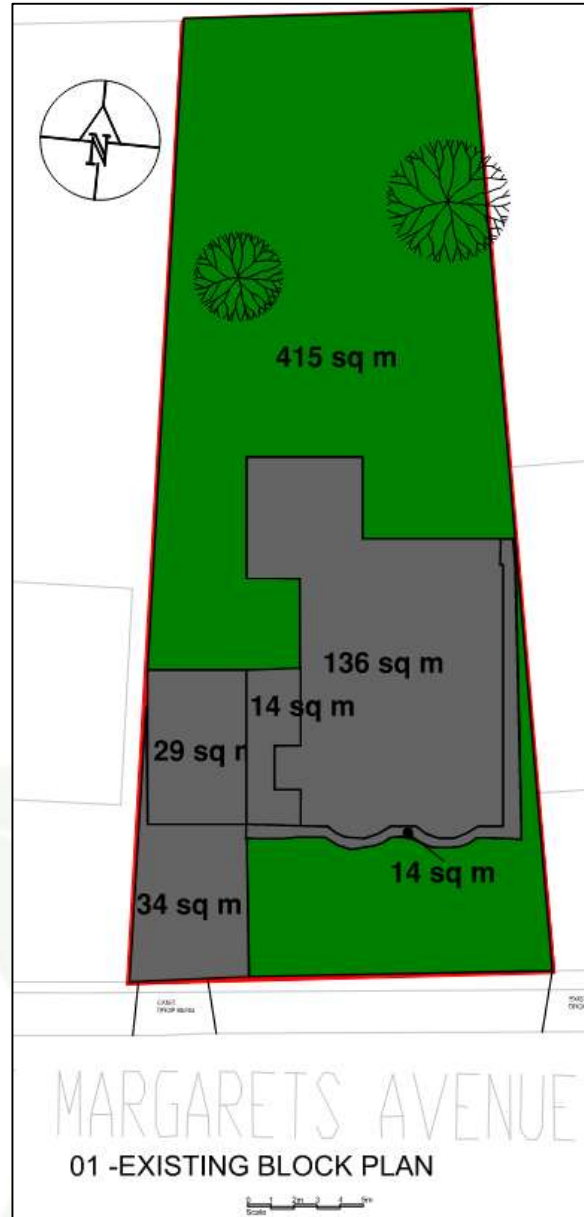


Fig. 2: Existing Habitat Plan.

3.0 Proposed Development

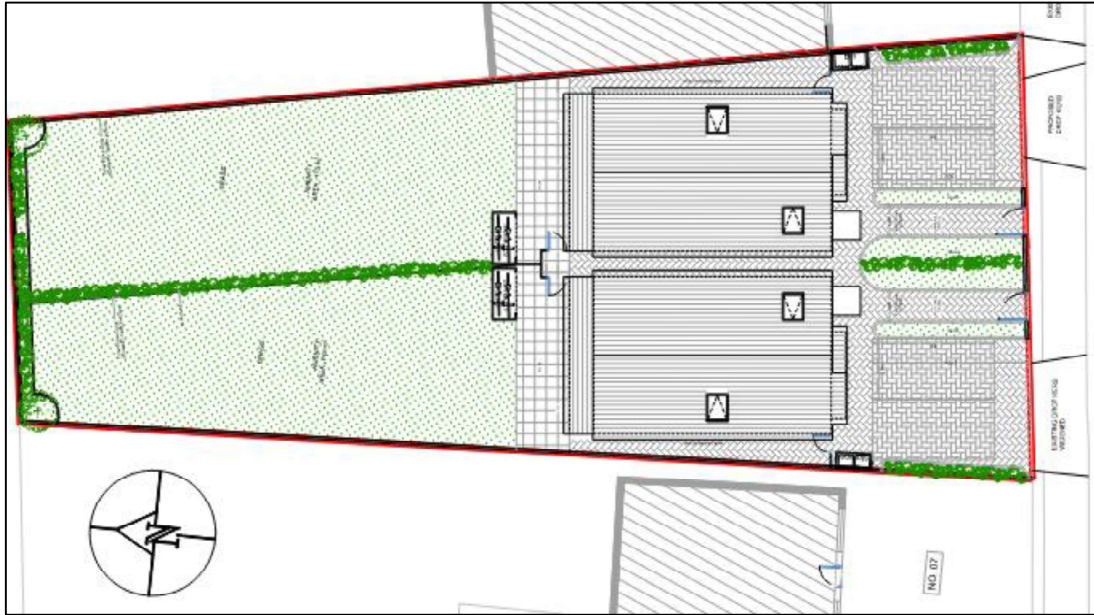


Fig. 3: Proposed Plan – DE Architectural Consult Ltd

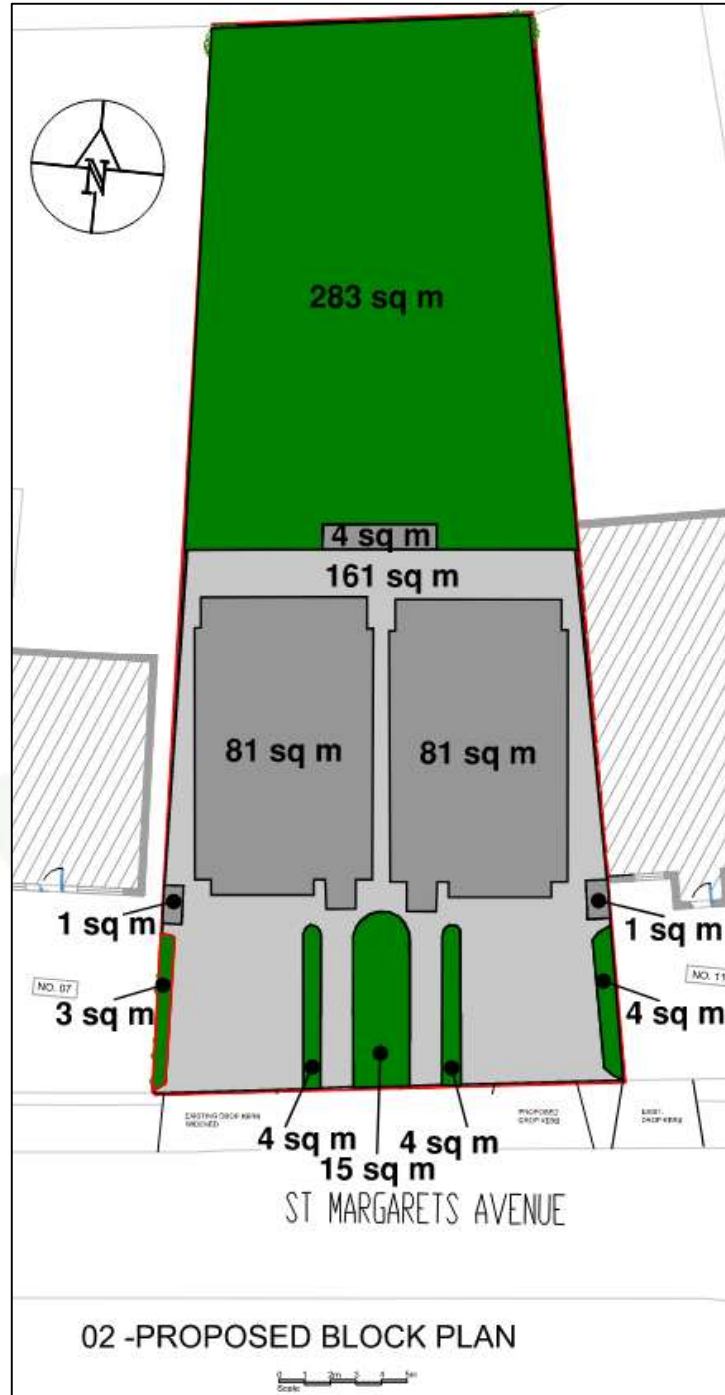


Fig. 4: Post Development Habitat Plan

We have used DEFRA's MagicMap to complete mapping for the Site and its surroundings.

4.0 Designated Sites (see Appendix A)

There are no Sites of Special Scientific Interest (SSSI), SACs, SPAs, Ramsar or other designated sites on the Site nor within 500m of the Site.

5.0 Priority Habitats (see Appendix B)

There are two priority habitats within 500m of the site. There is deciduous woodland 480m to the north west and the same 480m to the south east.

We have considered the potential impact of the development on these Priority Habitats and we consider that there will be no detrimental impact, due to the relatively small nature of the proposals, as well as the intervening built form.

6.0 European Protected Species (see Appendix C)

There are no recorded Granted European Protected Species Applications on the Site.

7.0 Biodiversity Impact Assessment (see Appendix D)

The existing and proposed habitat data has been input into the DEFRA statutory Small Sites Metric – Please see Appendix for the full matrix details.

Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Area habitat units	0.1579
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.1375
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	-0.0204 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	-12.92% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0362
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Fig. 5: Headline Results

7.1 Results

The metric calculates that the post development habitat unit change are:

- Habitat Units: -0.0204 or -12.92%

To meet the 10% statutory required gains, the proposals require:

- Habitat Units: 0.0362

As the site is a private garden, gains cannot be secured on site, therefore, offsite mitigation will will to be purchased by the applicant from a government registered, third-party BNG habitat bank. Details of the habitat bank provider and their proposals to achieve the required offsite credits will need to be provided to support the planning application, through an Offsite Mitigation Strategy Report.

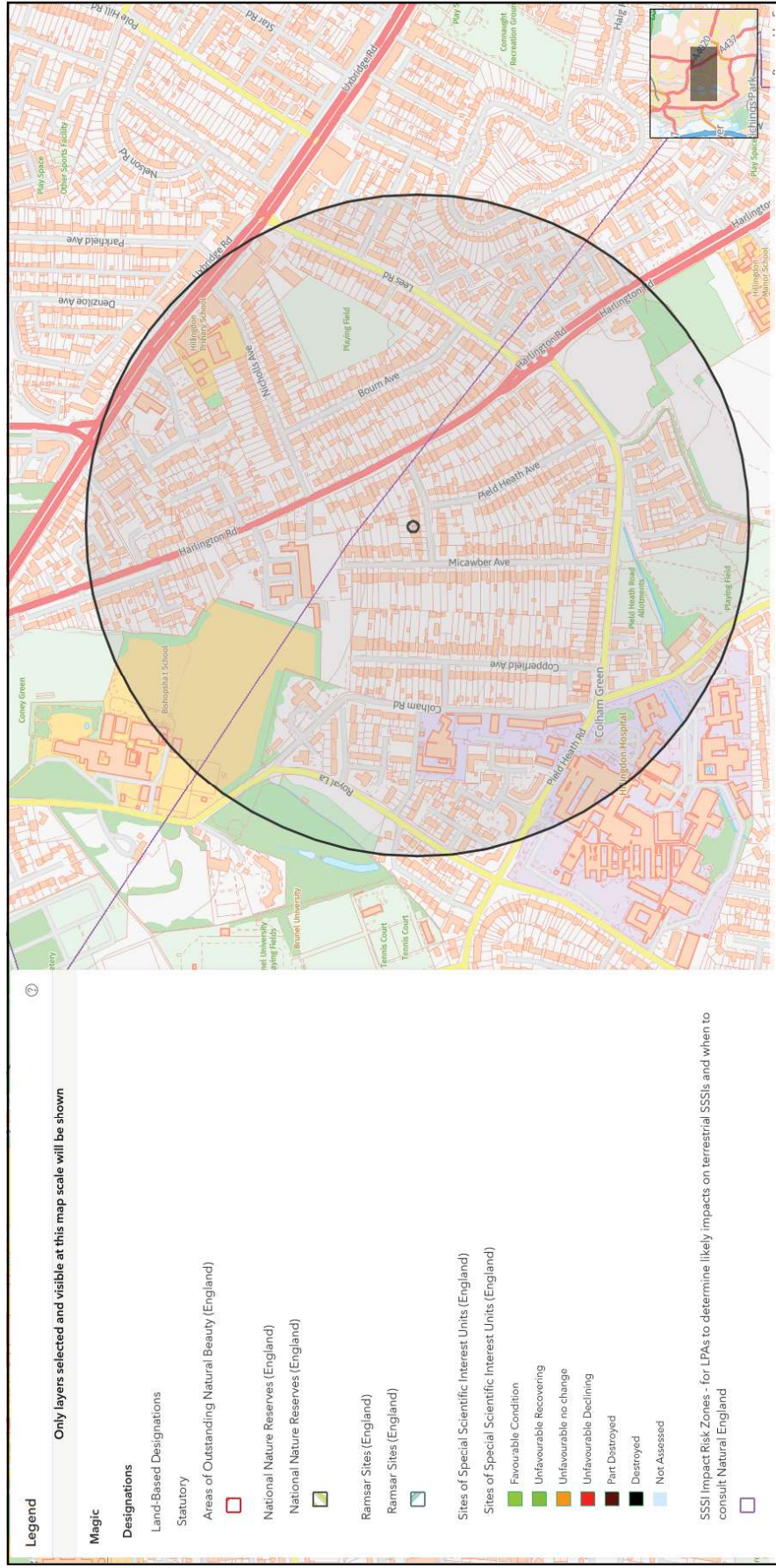
8.0 Conclusions & Recommendations

The current proposal does not meet the minimum 10% Biodiversity Net Gain local authority requirement for planning.

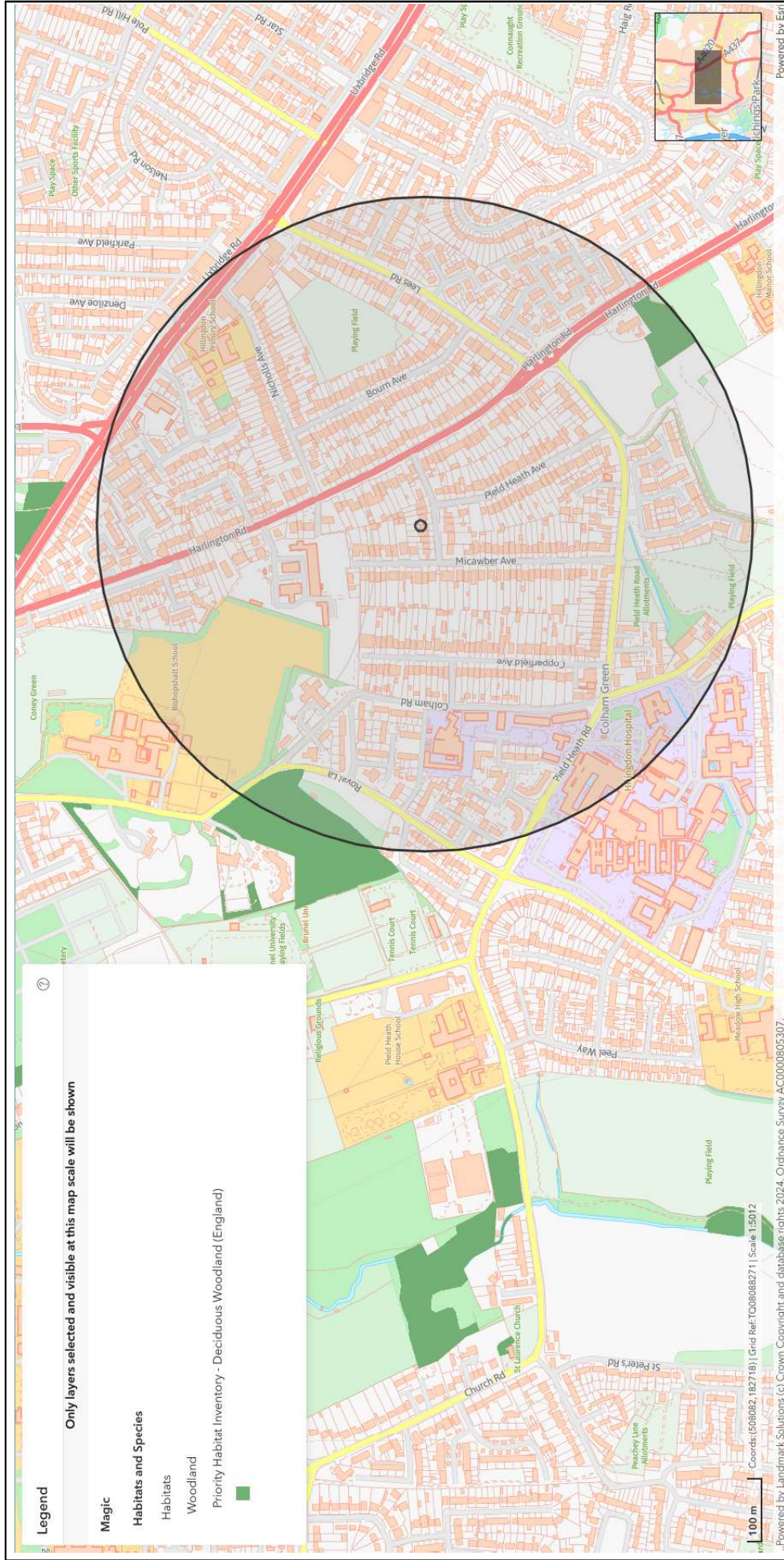
The applicant will use this SSM calculation to provide an Offsite Mitigation Strategy, that details the purchase off-site units from a registered habitat bank provider, to ensure that they deliver the minimum requirement of 10% BNG for habitat units.



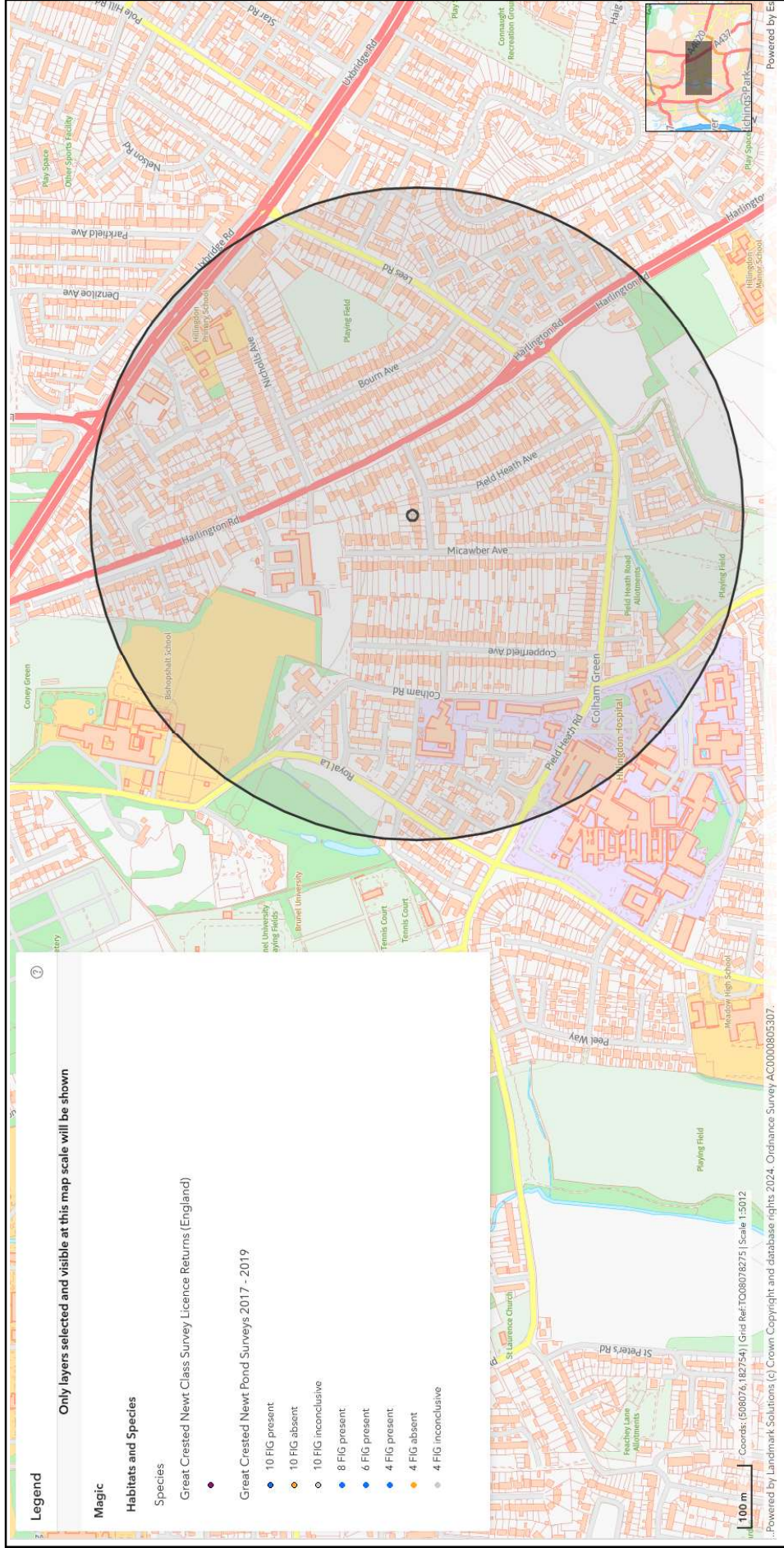
APPENDIX A - DESIGNATED SITES



APPENDIX B - PRIORITY HABITAT



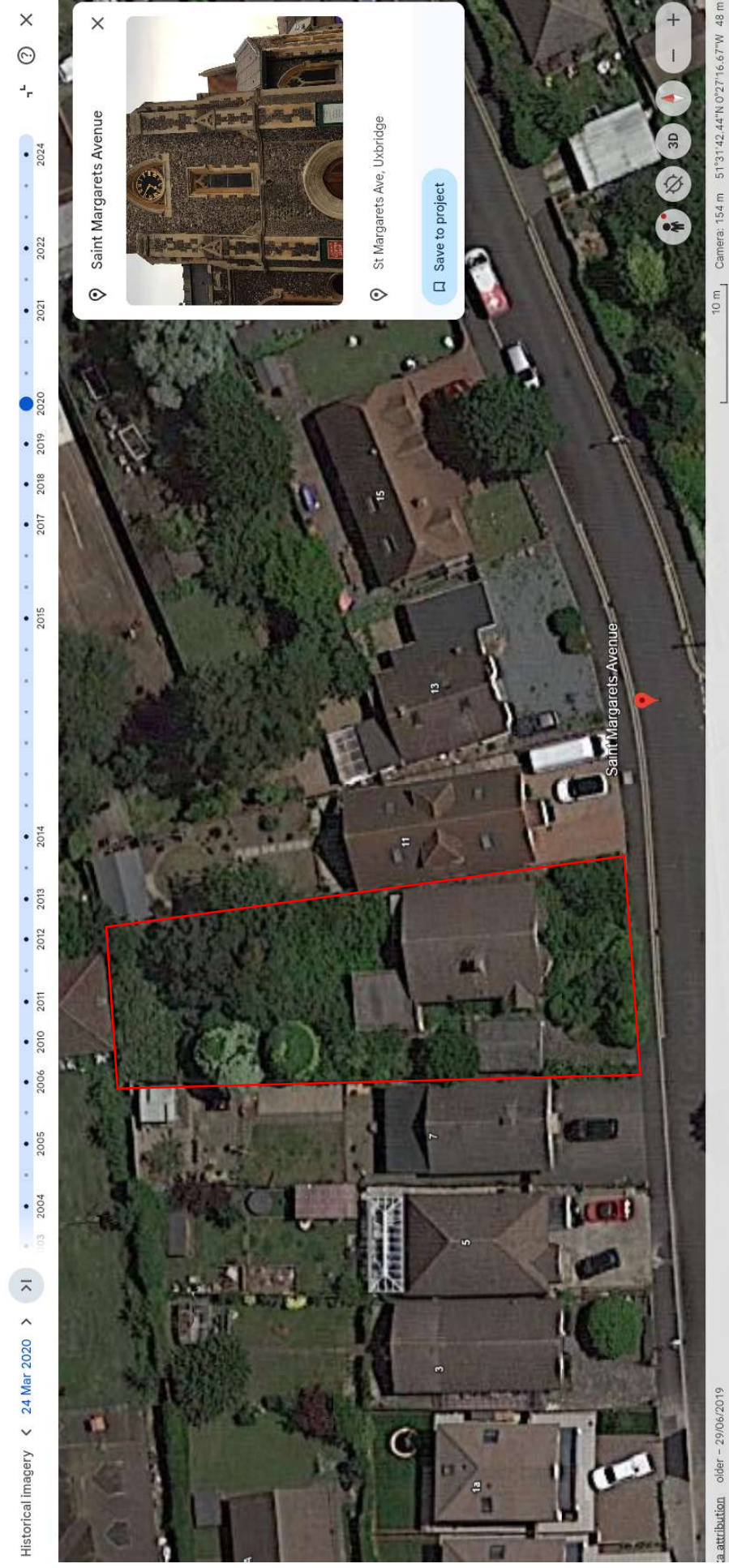
APPENDIX C - PROTECTED SPECIES



APPENDIX D - SMALL SITES METRIC

SEE ATTACHED EXCEL SPREADSHEET - VERSION 1.2.3 TEMPLATE RELEASE DATE JULY 25

APPENDIX E - BASELINE AT 2020 - GOOGLE EARTH



APPENDIX F - BASELINE AT 2020 - GOOGLE EARTH STREETVIEW



APPENDIX G - REVIEW OF BASELINE AT 2020 - GOOGLE EARTH

