

Appendix B – Biodiversity Net Gain (BNG) Assessment

Application Type: Full Planning Application

Site Address: 9a & 9b Beech Avenue, Ruislip, HA4 8UG

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1. Introduction

This Appendix has been prepared in support of the full planning application for the redevelopment of 9a and 9b Beech Avenue, Ruislip. It addresses the requirements of mandatory Biodiversity Net Gain (BNG) under the Environment Act 2021 and demonstrates that the proposed development results in **no net loss of biodiversity**, with a **minor on-site enhancement**.

The assessment is based on the submitted Existing and Proposed Landscape Plans and has been undertaken using the **Statutory Small Sites Biodiversity Metric (v4.0)**.

2. Existing Site Conditions (Baseline)

2.1 Area Habitats

The existing site comprises private residential gardens associated with two dwellings. The principal habitat present is:

- **Amenity grassland (garden lawn)**
 - Approx. **103 m²**
 - Condition: *Poor–Moderate* (regularly mown domestic lawn)
 - Distinctiveness: *Low*

No priority habitats are present on site.

2.2 Hedgerows

The Existing Landscape Plan identifies hedgerow planting along the southern boundary of the site. The measured lengths shown on the drawing equate to approximately:

- **29.7 linear metres of hedgerow (baseline)**

The existing hedgerow is domestic in nature, forming part of the residential garden boundary, and is treated as:

- Habitat type: *Hedgerow (ornamental / non-priority)*
- Condition: *Moderate*

3. Proposed Development

3.1 Area Habitats

The proposed development involves the **reconfiguration of garden areas**. All amenity grassland is retained on site, redistributed across the rear gardens of the proposed dwellings.

- **Amenity grassland retained at equivalent area and condition**
- No loss of grassland habitat

In addition, the scheme incorporates **urban green infrastructure enhancements** in the form of:

- **Green roof to bin store** (approx. 1.2 m²)
- **Green roof to cycle store** (approx. 1.9 m²)

These features provide a small but measurable biodiversity uplift within the developed site.

3.2 Hedgerows

A short section of existing hedgerow at the southern boundary is proposed to be removed to facilitate the new vehicular access.

The Proposed Landscape Plan provides **replacement hedgerow planting in the form of laurel hedging** around the perimeter of the rear gardens. The measured lengths shown on the proposed plan demonstrate that:

- **Total proposed hedgerow length is equal to or greater than the existing 29.7 metres**

The proposed hedgerow is assessed as:

- Habitat type: *Hedgerow (ornamental – laurel)*
- Condition: *Poor–Moderate*
- Distinctiveness: *Low*

4. Biodiversity Metric Results

The Small Sites Biodiversity Metric confirms that:

- **Amenity grassland units are retained with no loss**
- **Hedgerow units lost to the access are fully compensated on-site**
- **Additional minor biodiversity gain is achieved through green roofs**

Summary Outcome

- **Area habitats:** No net loss
- **Hedgerows:** No net loss
- **Overall BNG position:** Compliant (on-site)

No off-site biodiversity units or financial contributions are required.

5. Compliance Statement

The proposed development complies with the requirements of mandatory Biodiversity Net Gain as set out in the Environment Act 2021. The submitted drawings and metric demonstrate that all biodiversity impacts are mitigated on site, with a minor enhancement delivered through green roof provision.

The proposal therefore satisfies local and national biodiversity policy objectives without the need for additional ecological mitigation, off-site compensation, or long-term habitat management obligations beyond standard residential maintenance.

End of Appendix B