

# Biodiversity Net Gain Assessment

## Site Address:

9 Beech Avenue, Ruislip HA4 8UG

## Client:

Cheval Investment Ltd

## Assessment Date:

31<sup>st</sup> March 2026

## Project:

This report is prepared to inform a planning application with the London Borough of Hillingdon. The proposal is described as:

*“Subdivision of 9 Beech Avenue into two units including the erection of a part single storey, part two storey rear extension, two storey side extension, conversion of roof space to habitable use and storage together with associated parking, landscaping and cycle/bin storage”.*

BNG assessment methodology and legislation can be found in the Arbtech Supplement: [BNG Methodology and Legislation – 2025](#).

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Akash Barua BSc (Hons), Consultant Ecologist	30/03/2026
Final	1.0	Akash Barua BSc (Hons), Consultant Ecologist	31/03/2026

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### Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference TQ 10851 87362 and has an area of approximately ~0.04ha. The site comprises a semi-detached, two-storey residential dwelling and garden containing one small storage shed, grass lawn, ornamental hedgerow and Lawsons cypress tree.

Located in Ruislip, West London, the surrounding landscape is predominantly suburban, characterised by low-density residential houses with vegetated gardens, and occasional sports fields, parks and pockets of woodland. There are few notable and priority habitats within 2km of the site, although the closest is deciduous woodland forming part of a railway corridor ~140m north. The closest statutory designated site is Ruislip Local Nature Reserve which lies ~600m northwest, comprising deciduous woodland, rough grassland and two ponds. Such habitat features likely attract a range of wildlife, including bats, birds, reptiles and amphibians.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - 9 Beech Avenue, Ruislip HA4 8UG – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) - 9 Beech Avenue, Ruislip HA4 8UG – v1 (Arbtech Consulting Ltd., 2026)

### Executive Summary

- ❖ **The current landscaping proposal does not generate a 10% net gain of area-based habitat units (-95.25%) or linear-based habitat units (-64.44%) and does not meet trading rules.**
- ❖ With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021).
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.86 will need to be achieved. At present, there is a unit deficit of 0.82 units. 0.72 units must be individual trees. 0.1 units can be of any distinctiveness.
- ❖ In order to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.05 will need to be achieved. At present, there is a unit deficit of 0.03 units. All 0.03 units can be of any distinctiveness.
- ❖ Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area and linear-based habitat units.

## Introduction

BNG Informative			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Date reflected by BNG calculations</td> <td style="padding: 5px;">30<sup>th</sup> March 2026</td> </tr> </table>	Date reflected by BNG calculations	30 <sup>th</sup> March 2026
Date reflected by BNG calculations	30 <sup>th</sup> March 2026		
Habitat Degradation Statement	<p>The baseline biodiversity value of the site is not derived only from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as there is evidence of habitat degradation since 30<sup>th</sup> January 2020. As evident in the screenshot of satellite imagery and street view obtained from Google Earth and Maps dated 29<sup>th</sup> June 2019, 31<sup>st</sup> March 2025, and April 2018, and field results from the PEA (2026), vegetated garden, scattered trees and an ornamental hedgerow have been lost.</p> <p>From these historical sources, there appears to have been three trees scattered within the rear garden. Due to a lack of evidence of the trees condition/state, such as historical site photos, these three trees are assumed to be of medium size (DBH 30-60cm), out of uncertainty.</p> <p>The rear boundary of the site appears to have comprised of ornamental hedgerow (cherry laurel) with occasional small trees within (DBH 7.5-30cm). Small trees within private gardens must be excluded from the baseline, as per the BNG user guide.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>		
Irreplaceable Habitat Statement	<p>No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30<sup>th</sup> January 2020.</p>		

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 <sup>th</sup> November 2023 with last updates to metric tools and user guides on 3 <sup>rd</sup> July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	111 - Northern Thames Basin
Strategic Significance	London Nature Recovery Strategy: <a href="https://londonlnrs.commonplace.is/en-GB/proposals/v3/document-library?step=step1">https://londonlnrs.commonplace.is/en-GB/proposals/v3/document-library?step=step1</a>
<b>Limitations</b>	
See Habitat Degradation Statement Above.	
There were no further limitations to this survey.	

## Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed Land, Sealed Surface	0.012	Sealed surfaces comprise the house and associated site entrance and parking space.	Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Vegetated Garden	0.032	<p>The site is characterised by a vegetated garden that covers the front and rear of the site. From the PEA (2026), the rear half of the garden is paved over with concrete and gravel, whilst the northern half is comprised of a frequently mown grass lawn and a small ornamental flowerbed. The grass has a short uniform sward of ~5cm, comprising <b>DOMINANT</b> perennial ryegrass, <b>FREQUENT</b>, dandelion, daisy, white clover and <b>OCCASIONAL</b> dovesfoot cranesbill, sticky chickweed, dog violet and ragwort. Occasional ornamental flowers include daffodil, lavender, purple deadnettle and Spanish bluebell.</p> <p>However, historical satellite imagery and street view indicates the rear garden was vegetated with trees and hedgerow on 30<sup>th</sup> January 2020 but has since all been lost. The rear garden likely also contained grass lawn and ornamental planting.</p>		
Urban Trees	4 medium trees: 0.0652	<p>There are four individual trees recorded in the baseline.</p> <p>The PEA (2026) identified one Lawson cypress tree in the northeast corner of the garden. The tree measures a DBH of ~31cm (<b>medium-sized</b>) and stands 6m tall. Condition Assessment: Passes B, D, F = <b>moderate</b> condition</p> <p>Historical satellite imagery and street view from 2018, 2019 and 2021 shows the site contained 3 scattered trees in the centre of the rear garden which is now lost. Species may include holly and cherry laurel. Due to a lack of evidence on the tree's conditions and state, they are counted in the baseline as <b>medium-sized, good condition</b>, out of uncertainty.</p>	<p><b>3x Good:</b> passes 6 of 6 criteria <b>1x Medium:</b> passes 3 of 6 criteria</p> <p>Assessed partly using the 'Individual Trees' habitat type condition assessment sheet.</p>	Low Strategic Significance

		These historical sources also show additional trees within the ornamental hedgerow along the southern boundary, however these are depicted to be small (DBH 7.5-30cm). Small trees within private gardens must be omitted from the baseline, following guidance within the BNG User Guide. As a result, these lost, small trees have been omitted from the baseline.		
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### Baseline Biodiversity Value: On-Site

#### Linear-Based Habitats (L-1)

Habitat	Length (m)	Description	Condition Assessment	Strategic Significance
Non-native / ornamental hedgerow	H1 - 0.031 H2 – 0.014	<p>The PEA (2026) identified one ornamental hedgerow forming the northern and part of the eastern site boundary. The hedgerow is dominated by garden privet and measures 2m tall and 1.5m wide (H1).</p> <p>Historical satellite imagery and street view from 2018, 2019 and 2021 shows there was also an ornamental hedgerow covering the southern site boundary (H2). Street view photos indicate it to have been tall and comprised of cherry laurel. This hedgerow has since been lost.</p> <p>The historical sources also show there was an additional area of the existing privet hedgerow that ran along part of the western boundary. This has also since been lost (reduced).</p>	Habitat condition pre-determined as <b>'Poor'</b> as detailed within the Statutory Biodiversity Condition Assessment Supplement.	<b>Low</b> Strategic Significance

**Post-Development**

<b>Post-Development Biodiversity Value: On-Site</b>					
<b>Area-Based Habitats</b>					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
<b>Retained</b>	Vegetated Garden	0.006	Small area of existing garden retained.	Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	<b>Low</b> Strategic Significance
<b>Created</b>	Vegetated Garden	0.013	New rear vegetated gardens.	Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	<b>Low</b> Strategic Significance
	Developed Land, Sealed Surface	0.026	New house extension, site entrance, car parking and patio.	Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	<b>Low</b> Strategic Significance

### Post-Development Biodiversity Value: On-Site

#### Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
<b>Retained</b>	Non-native / ornamental hedgerow	H1 - 0.016	Section of existing privet hedgerow to be retained.	Habitat condition pre-determined as ' <b>Poor</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	<b>Low</b> Strategic Significance

### Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	<ul style="list-style-type: none"> <li>❖ Sealed surface (0.0)</li> <li>❖ Vegetated garden (0.06)</li> <li>❖ 4x medium urban trees (0.72)</li> </ul> Total: 0.78	<ul style="list-style-type: none"> <li>❖ Non-native/ornamental hedgerow (0.05)</li> </ul> Total: 0.05	N/A
	Post-Development	<ul style="list-style-type: none"> <li>❖ Retained: Vegetated garden (0.01)</li> <li>❖ Created: Sealed surface (0.00)</li> <li>❖ Created: Vegetated garden (0.03)</li> </ul> Total: 0.04	<ul style="list-style-type: none"> <li>❖ Retained: Native hedgerow (0.02)</li> </ul> Total: 0.02	
	Net Change	-0.74 Biodiversity Units	-0.03 Biodiversity Units	
<b>Overall Net Change</b>		<b>-95.25%</b>	<b>-64.44%</b>	

## Results, Discussion, and Next Steps

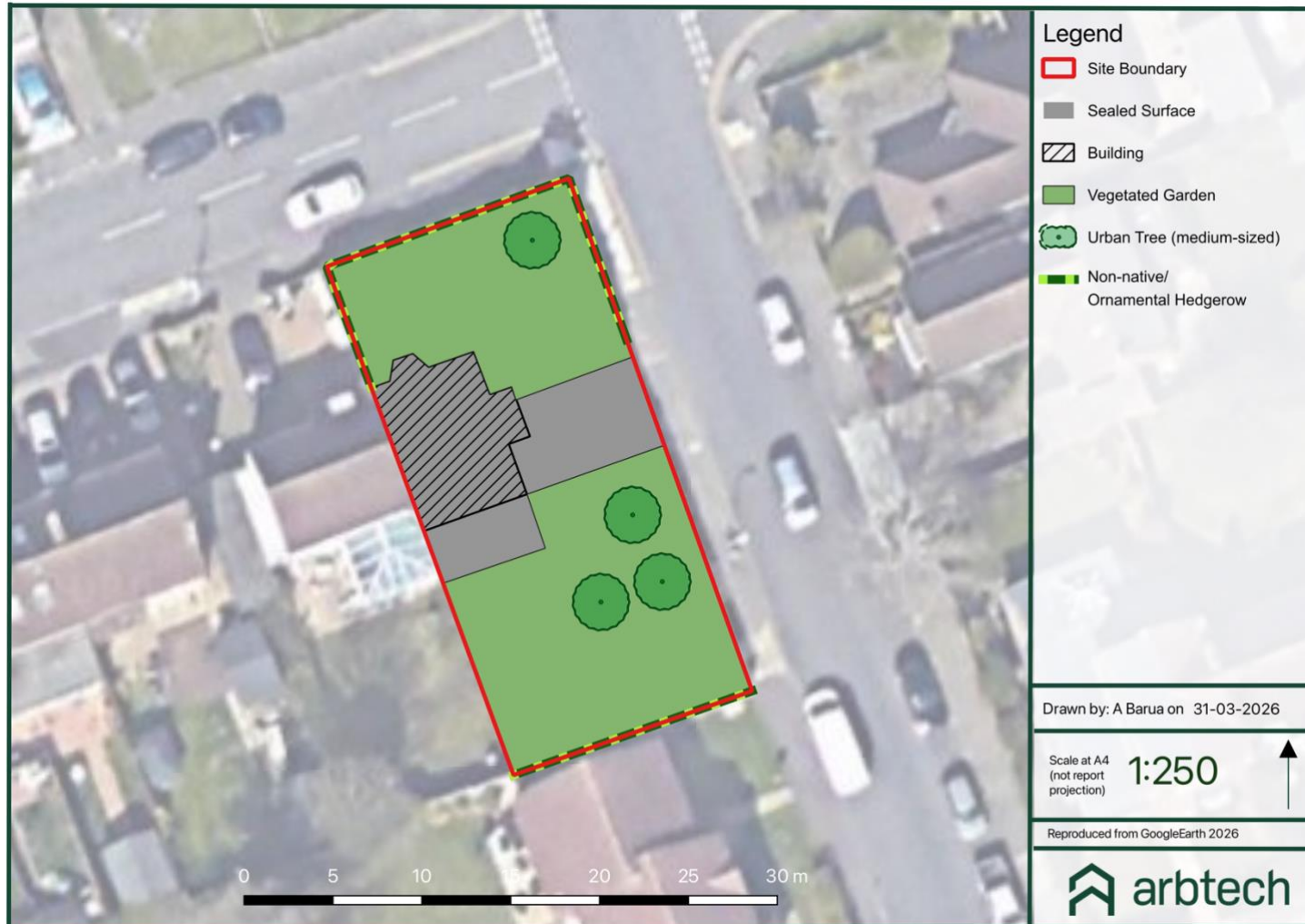
BNG Informative	
Results	<p><b>The current landscaping proposal does not generate a 10% net gain of area-based habitat units (-95.25%) or linear-based habitat units (-64.44%) and does not meet trading rules.</b></p> <p>With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of <b>0.86</b> will need to be achieved. At present, there is a unit deficit of <b>0.82</b> units. 0.72 units must be individual trees. 0.1 units can be of any distinctiveness.</p> <p>In order to achieve a +10% biodiversity net gain for linear-based habitats, a minimum area-based unit score of <b>0.05</b> will need to be achieved. At present, there is a unit deficit of <b>0.03</b> units. All 0.03 units can be of any distinctiveness.</p>
Recommendations and Next Steps	<p>In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping could be explored and the proposed plans amended accordingly to achieve a net gain on site (e.g. retaining the one medium tree on site and provisioning green roofs and larger vegetated gardens). The provisioning of additional landscaping should first be considered within the site boundary. However, there is limited scope on site and this provision will not be possible to achieve within the redline boundary with the current development proposals. This is due to the site being a privately managed, residential site which habitats of medium-distinctiveness and higher cannot be created within.</p> <p>Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area and linear-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement.</p> <p><b>The following units are required:</b>  Area-based: 0.72 individual tree units.  Area-based: 0.1 units of any distinctiveness</p>

	Linear-based: 0.03 units of any distinctiveness
Pre-Commencement	A Biodiversity Gain Plan (BGP) must be produced for the site to ensure that biodiversity net gain is delivered.

### BNG Mitigation Hierarchy

Avoidance	N/A
Minimisation	
Mitigation	
Offset	Net gain is unachievable within the red line boundary due to the historical loss of 3 trees and vegetated garden, and due to the site remaining as a privately managed, residential dwelling.

### Appendix 1: Baseline Habitat Plan



### Appendix 2: Post-Development Habitat Plan





### Appendix 4: Headline BNG Results

9 Beech Avenue, Ruislip HA4 8UG				
Headline Results				
Scroll down for final results ↴				
On-site baseline	Habitat units	0.78		
	Hedgerow units	0.05		
	Watercourse units	0.00		
On-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.04		
	Hedgerow units	0.02		
	Watercourse units	0.00		
On-site net change <small>(units &amp; percentage)</small>	Habitat units	-0.74	-95.25%	On-site net gain is less than target set ☐
	Hedgerow units	-0.03	-64.44%	On-site net gain is less than target set ☐
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	-0.74		
	Hedgerow units	-0.03		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	-0.74		
	Hedgerow units	-0.03		
	Watercourse units	0.00		
Total net % change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	-95.25%		Total net gain achieved is less than target set ▲
	Hedgerow units	-64.44%		Total net gain achieved is less than target set ▲
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.78	0.86	0.82
Hedgerow units	10.00%	0.05	0.05	0.03
Watercourse units	10.00%	0.00	0.00	0.00
No additional watercourse units required to meet target ✓				
Input errors/rule breaks present in metric ▲				

## Appendix 5: Baseline Habitat Condition Assessment Sheets

**Urban Trees**; assessed using 'Individual Trees' habitat type condition sheet:

T1 (Existing Lawsons cypress tree on site)

**Condition Assessment** (assessed using the 'Individual Trees' habitat type condition assessment sheet):

- A. The tree is native. **FAIL**
- B. Predominantly continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion. **PASS**
- C. The tree is mature **FAIL**
- D. There is little or no evidence of adverse impact on tree health so that trees retain >75% of expected canopy for their age range and height. **PASS**
- E. Natural ecological niches for vertebrates and invertebrates are present. **FAIL**
- F. More than 20% of the tree canopy area is oversailing vegetation beneath. **PASS**

Passes 3 or 6 criteria, therefore achieves **MODERATE** condition.

3x trees that have been lost from the site

**Condition Assessment** (assessed using the 'Individual Trees' habitat type condition assessment sheet):

- A. The tree is native. **PASS**
- B. Predominantly continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion. **PASS**
- C. The tree is mature **PASS**
- D. There is little or no evidence of adverse impact on tree health so that trees retain >75% of expected canopy for their age range and height. **PASS**
- E. Natural ecological niches for vertebrates and invertebrates are present. **PASS**
- F. More than 20% of the tree canopy area is oversailing vegetation beneath. **PASS**

Out of uncertainty, they pass 6 of 6 criteria, therefore achieving **GOOD** condition.