



# **Biodiversity Net Gain Assessment**

For

Kali Charan  
67 Horton Road  
West Drayton  
UB7 8ET

Reference: Q20188

**Date of survey: 14<sup>th</sup> April 2026**



**Baseline area units: 0.04**

**Publication date of metric used: 3<sup>rd</sup> July 2025**

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Date: April 2026

## Quality Assurance

<b>Client</b>	Kali Charan 67 Horton Road West Drayton UB7 8ET
<b>Remarks</b>	Version 1
<b>Reference</b>	Q20188
<b>Date</b>	14 <sup>th</sup> April 2026
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## Disclaimers

All information contained within this Biodiversity Net Gain (BNG) Assessment is true and based on the professional opinions and knowledge of ProHort at the time of writing. This report has been prepared solely for the use of the client and for the specific purpose outlined within this document. No responsibility is accepted for use of this report or its contents by any third party.

This assessment is based on conditions observed at the time of the site visit and on data available at the time of preparation. Biodiversity values and habitat conditions may change over time due to natural processes, management practices, or development activities. As such, the findings and calculations presented represent a snapshot of the site's condition at the date of assessment only.

The results of this BNG Assessment rely on the accuracy of baseline data, habitat mapping, and measurements used in the Defra Biodiversity Metric (or other applicable metric). Any subsequent changes to the metric, survey data, or development proposals may alter the calculated Biodiversity Net Gain outcome.

This report should be read in full and not in part, as sections may be misinterpreted when taken out of context. Recommendations provided are based on current best practice and guidance available at the time of writing.

This report has been produced in accordance with the standards and principles set out in the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. In line with current guidance, this report is considered valid for a period of 12 months from the date of the site visit, after which the baseline conditions may no longer reflect the true state of the site.

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## 1. Introduction

ProHort Limited have been commissioned by Kali Charan to conduct a Biodiversity Net Gain Assessment for 67 Horton Road, West Drayton, UB7 8ET. A site survey was undertaken on the 14<sup>th</sup> April 2026 and a desktop study was undertaken in April 2026.

The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application. The development includes the demolition of the existing building and the erection of a four-storey residential building, comprising of 4 x one-bed, 4 x two-bed and 1 x three-bed self-contained apartments with associated refuse and cycle storage, landscaping and associated works.

London Borough of Hillingdon requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

## 2. Site and Surroundings

The area surveyed is a residential property, consisting of two dwelling houses, gardens and parking, at 67 Horton Road, West Drayton, UB7 8ET (grid reference: TQ 06298 80268), (Figure 1), hereafter referred to as the 'Site'. The Site is situated in West Drayton and is located c.260m away from the train station. The surrounding area is dominated by residential and commercial properties. Site access is off Horton Road.

The woodland c.500m West of the site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks and traditional orchards within the surrounding area. There are no designated sites within proximity to the Site.



*Figure 1 - Red line boundary of the Site and the surrounding area.*

*Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)*

### 3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Statutory Biodiversity Metric calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out in the User Guide and Technical Supplement for Biodiversity Metric.

The current assessment utilised the principles outlines in the 'Mitigation Hierarchy' denoting the steps involved in reaching the conclusions outstated in this report and preserving natural features and resources of importance. The 'Mitigation Hierarchy' states:

- Avoid: The easiest, cheapest and most desirable method of reducing potential impacts of the proposed development.
- Minimise: Where avoidance is not possible, measures can be taken to minimise the impacts of the proposed development.
- Mitigate: Where minimisation is not possible, measures can be taken to enhance/ create on Site habitats to compensate for potential losses caused by the proposed development.
- Offset: Where mitigation is not possible, on-site habitat loss must be compensated off site. This should be utilised as a last resort for compensating losses as it is the most risk involved, expensive and complex solution.

#### 3.1. Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).



Figure 2 – Red line boundary of the Site

Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)

### **3.2. Baseline Habitats:**

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

## 4. Habitat Baseline

### 4.1. Habitat descriptions

All habitats within the Site are outlined below:

- u1b Developed land, sealed surface
- 16 Tall Forbs
- 82 Vacant or derelict land

No linear features were found within the red line boundary of the Site.

The location of all baseline habitats can be seen in Appendix 1 and habitat descriptions are outlined in Table 1.

Table 1 – baseline habitat descriptions

Habitat Type	Habitat Description	Flora Species
Developed land, sealed surface	A largely derelict area of concrete hardstanding with scattered waste materials, light moss colonisation, and no meaningful vegetation cover.	-
Tall forbs	A neglected parcel of land dominated by tall herb and scattered bramble growth.	<p><b>Abundant:</b></p> <ul style="list-style-type: none"> <li>• Stinging nettle (<i>Urtica dioica</i>)</li> <li>• Cleavers (<i>Galium aparine</i>)</li> </ul> <p><b>Frequent:</b></p> <ul style="list-style-type: none"> <li>• Bramble (<i>Rubus fruticosus</i> agg.)</li> </ul> <p><b>Occasional:</b></p> <ul style="list-style-type: none"> <li>• Burdock (<i>Arctium</i> spp.)</li> <li>• Spear thistle (<i>Cirsium vulgare</i>)</li> </ul> <p><b>Rare:</b></p> <ul style="list-style-type: none"> <li>• Creeping thistle (<i>Cirsium arvense</i>)</li> <li>• Raspberry (<i>Rubus idaeus</i>)</li> <li>• Sweet pea (<i>Lathyrus odoratus</i>)</li> <li>• Ribwort plantain (<i>Plantago lanceolata</i>)</li> <li>• Dandelion (<i>Taraxacum officinale</i> agg.)</li> <li>• Sow thistle (<i>Sonchus</i> spp.)</li> <li>• Thorn apple (<i>Datura stramonium</i>)</li> <li>• Herb-Robert (<i>Geranium robertianum</i>)</li> <li>• White clover (<i>Trifolium repens</i>)</li> <li>• Buddleja (<i>Buddleja davidii</i>)</li> </ul>

Vacant or derelict land	An unmanaged parcel of vacant, derelict land characterised by overgrown tall-herb vegetation, with areas of degraded hardstanding.	<p><b>Occasional:</b></p> <ul style="list-style-type: none"> <li>Stinging nettle (<i>Urtica dioica</i>)</li> <li>Sycamore (<i>Acer pseudoplatanus</i>)</li> </ul> <p><b>Rare:</b></p> <ul style="list-style-type: none"> <li>Bristly oxtongue (<i>Helminthotheca echioides</i>)</li> <li>Spear thistle (<i>Cirsium vulgare</i>)</li> </ul>
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## 4.2. Baseline Metric

The value of the area and linear baseline habitats was calculated using the Statutory Biodiversity Metric and is outlined in Table 2 below.

Table 2 – area habitat baseline calculation

Habitat	Condition	Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost
Developed land, sealed surface	N/A - Other	0.0182	0	0	0	0
Tall Forbs	Poor	0.0187	0.04	0	0	0.04
Vacant or derelict land	Poor	0.0015	0	0	0	0
<b>Totals</b>		<b>0.04</b>	<b>0.04</b>	<b>0</b>	<b>0</b>	<b>0.04</b>

The area habitat baseline of 0.04 units must be enhanced by 10% resulting in at least a **0.044** unit baseline post intervention. If this cannot be achieved on Site, off Site credits will need to be acquired.

## 5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- U1b Developed Land; Sealed Surface
- U1c Artificial Unvegetated, Unsealed Surface
- 828 Vegetated Garden
- 89 Other green roof

The location of these proposed habitats can be seen in Appendix 2.

We outline indicative suggestions on how such habitats may be established and should be treated as general guidelines.

### 5.1. Developed land; sealed surface

The development includes the demolition of the existing building and the erection of a four-storey residential building, comprising of 4 x one-bed, 4 x two-bed and 1 x three-bed self-contained apartments with associated refuse and cycle storage, landscaping and associated works.

### 5.2. Artificial unvegetated, unsealed surface

The development will include pathways made up of permeable resin bound gravel.

### 5.3. Vegetated garden

The development will include a communal garden in the West aspect of the site. In order to establish a vegetated garden, any existing vegetation will be cut short. A grass seed mix containing a range of species will be distributed around the area. This will then be rolled in to increase likelihood of establishment. This will contain species that can handle heavy management e.g. red clover (*Trifolium pratense*), white clover (*Trifolium repens*), ribwort plantain (*Plantago lanceolata*), yarrow (*Achillea millefolium*), black medick (*Medicago lupulina*), common sorrel (*Rumex acetosa*) and a mix of grass species.

### 5.4. Other green roof

Other green roof will be established on the roof of the proposed building in all areas, except from the lift shaft. An “other green roof” can be established by installing a shallow substrate green roof system designed to support a mix of hardy, drought-tolerant plant species. This typically includes sedum species, wildflower turfs, and other non-intensive vegetation suited to low-nutrient, free-draining conditions. The roof should be constructed with an appropriate build-up, including drainage, filter layers, and a growing medium (substrate) with a minimum depth of 80mm to support plant establishment. While a range of flowering species can be included to provide some ecological value, these roofs generally lack the structural complexity and varied microhabitats of more biodiverse systems. Therefore, they may require periodic irrigation during establishment and prolonged dry periods, as well as occasional maintenance to ensure vegetation cover is retained.

## 5.5. Proposed habitats metric

Table 4 – area habitat proposal calculation

Habitat	Notes	Area (ha)	Habitat Units Delivered
<i>On-site habitat creation</i>			
Developed land; sealed surface	N/A - Other	0.0071	0.00
Artificial unvegetated, unsealed surface	N/A - Other	0.0041	0.00
Vegetated garden	Condition Assessment N/A	0.0146	0.03
Other green roof	Condition Assessment N/A	0.0127	0.02
<b>Totals</b>		<b>0.04</b>	<b>+0.05</b>

If all area habitats and conditions are met post intervention, then a **30.42%** uplift in biodiversity will be achieved/loss of biodiversity will occur.

## 6. Conclusion

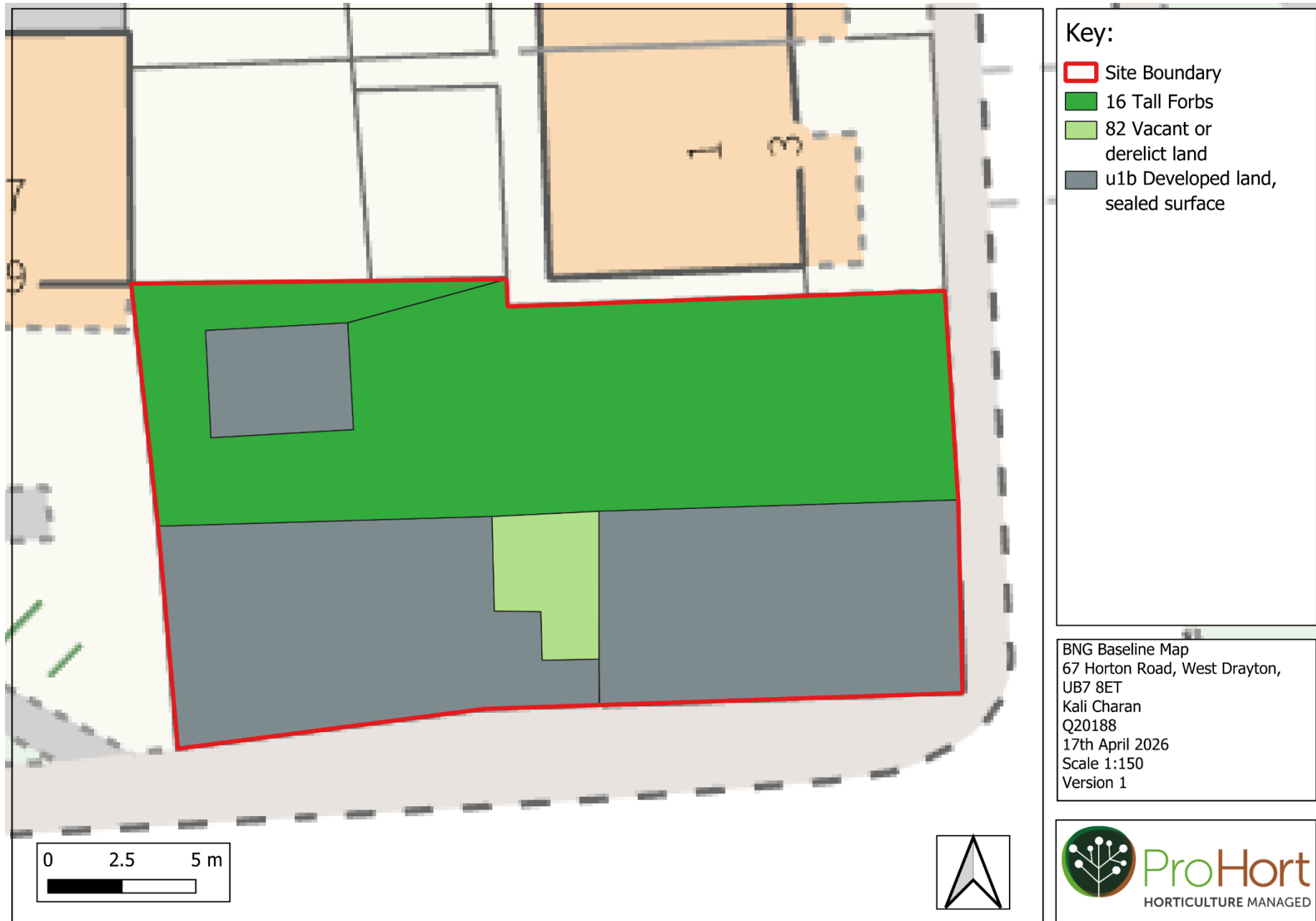
The development will not result in a measurable loss to local biodiversity.

There will be a total uplift of 30.42% biodiversity of area habitats. This will be achieved through the creation of green roofs for the proposed buildings and vegetated garden areas in the western aspect of the site.

## 7. Other recommended enhancements

Enhancements for bats and birds are recommended due to the proximity of the Site to a number of priority woodland parcels. It is likely bats and birds will use the site for commuting and foraging. It is proposed that 1 bat box for crevice dwelling species and 1 bird box are installed on the building. Green and Blue Bee Bricks should be used within any new brick walls to be constructed. This species intervention would enhance local biodiversity.

## Appendix 1 Baseline Habitat Maps



## Appendix 2 Habitat Proposals



## Appendix 3 Additional Photographs



Image 1 – Developed land, sealed surface



Image 2 – Vacant or derelict land

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Image 3 – Tall Forbs

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Image 4 – Tall Forbs

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