

Biodiversity Net Gain Assessment

Site Address:

Land Adjacent To 1 Russet Close, Uxbridge UB10 0ST

Client:

Bhumi Shah

Assessment Date:

27th January 2026

Project:

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

Erection of a three-storey building to create 2 x semi-detached dwellings with associated car parking and installation of vehicular crossover.

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	27/01/2026
Final	1.0	Akash Barua BSc (Hons), Consultant Ecologist	27/01/2026

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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 site is centred on National Grid Reference TQ0824482046 and has an area of approximately 0.03 ha.

The disused site is a small, triangular plot of land surrounded by residential houses and gardens. It appears to have likely been part of one of the adjacent gardens but is now fenced off and abandoned. The site is entirely comprised of unmanaged modified grassland with a few piles of discarded waste materials. There are some trees surrounding the red line boundary, but none inside. Apart from the immediate vegetated gardens, the surrounding area is predominantly urban, with the primary streets consisting of semi-detached houses, streets and the 40mph A4020 road ~25m north. The wider area is also mostly built-up with the exception of a few large sports fields, recreational grounds and parks. The most prominent green space nearby is Hayes Park, ~800m northeast which contains rough grassland and deciduous woodland. However, this space as well as most of the others in the area are not suitably connected to the development site.



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

- ❖ Statutory BNG Metric - Land Adjacent To 1 Russet Close, Uxbridge UB10 0ST – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Land Adjacent To 1 Russet Close, Uxbridge UB10 0ST– v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The current landscaping proposal does not generate a 10% net gain of area-based habitat units (**-91.97%**), with unmet 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 **0.21** will need to be achieved. At present, there is a unit deficit of **0.19** units. All 0.19 units can be of low 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-based habitat units.

Introduction

BNG Informative	
	<p>Date reflected by BNG calculations: 27th January 2026</p>
<p>Habitat Degradation Statement</p>	<p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from Google Earth dated 29th June 2019 and 14th June 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Historical imagery < 29 Jun 2019 > 2015 2017 2018 2019</p>  </div> <div style="text-align: center;"> <p>Historical imagery < 14 Jun 2025 > 2015 2017 2018 2019</p>  </div> </div>
<p>Irreplaceable Habitat Statement</p>	<p>No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.</p>
<p>Metric Version & Publication Date</p>	<p>Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.</p>

BNG Target Uplift	+10%		
National Character Area (NCA)	115 - Thames Valley		
Strategic Significance	Greater London Authority (GLA), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Greater London (Southwark Council), has yet to adopt a comprehensive LNRS. As advised by the GLA, habitat information from the London Borough of Hillingdon Local Plan Part 1 – Strategic Policies (LPP1) (adopted November 2012); and Part 2 – Development Management Policies (LPP2) (adopted January 2020) was used to determine strategic significance:		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified grassland	0.0311	The site is comprised entirely of modified grassland. The grassland appears unmanaged due to its tall and varied sward height, with approximately 80% more than 30cm and 20% less than 7cm. Bare ground is common throughout. Species comprise ABUNDANT perennial ryegrass and stinging nettle, FREQUENT brassica spp., green alkanet, cleaver, dovesfoot cranesbill, purple nettle, common sowthistle, OCCASIONAL common nipplewort, dandelion, broad-leaved dock, and hedge mustard. There are approximately 6 vascular species per m2. There are three piles of discarded construction waste within the plot, consisting of timber planks, metal sheets and other miscellaneous materials. The grass is still growing within most of these mounds of waste.	<p><i>Good: passes 6 of 7 criteria including essential criterion A</i></p> <p>Assessed using the 'Grasslands Low Distinctiveness' habitat type condition assessment sheet).</p>	<p>Low Strategic Significance</p>

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created	Developed Land, Sealed Surface	0.0233	Proposed sealed surfaces to comprise the driveway, parking spaces, new dwelling and rear garden patios.	Habitat condition pre-determined as ' <i>N/A</i> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Vegetated Garden	0.007766	Proposed private gardens to include grass lawns and shrubs.		

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	<ul style="list-style-type: none"> ❖ Modified Grassland (0.19) Total baseline units = 0.19	N/A	N/A
	Post-Development	<ul style="list-style-type: none"> ❖ Created: Developed land; sealed surface (0.0) ❖ Created: Vegetated Garden (0.01) Total post-development units = 0.01		
	Net Change	-0.17 Biodiversity Units		
Overall Net Change		-91.97%		

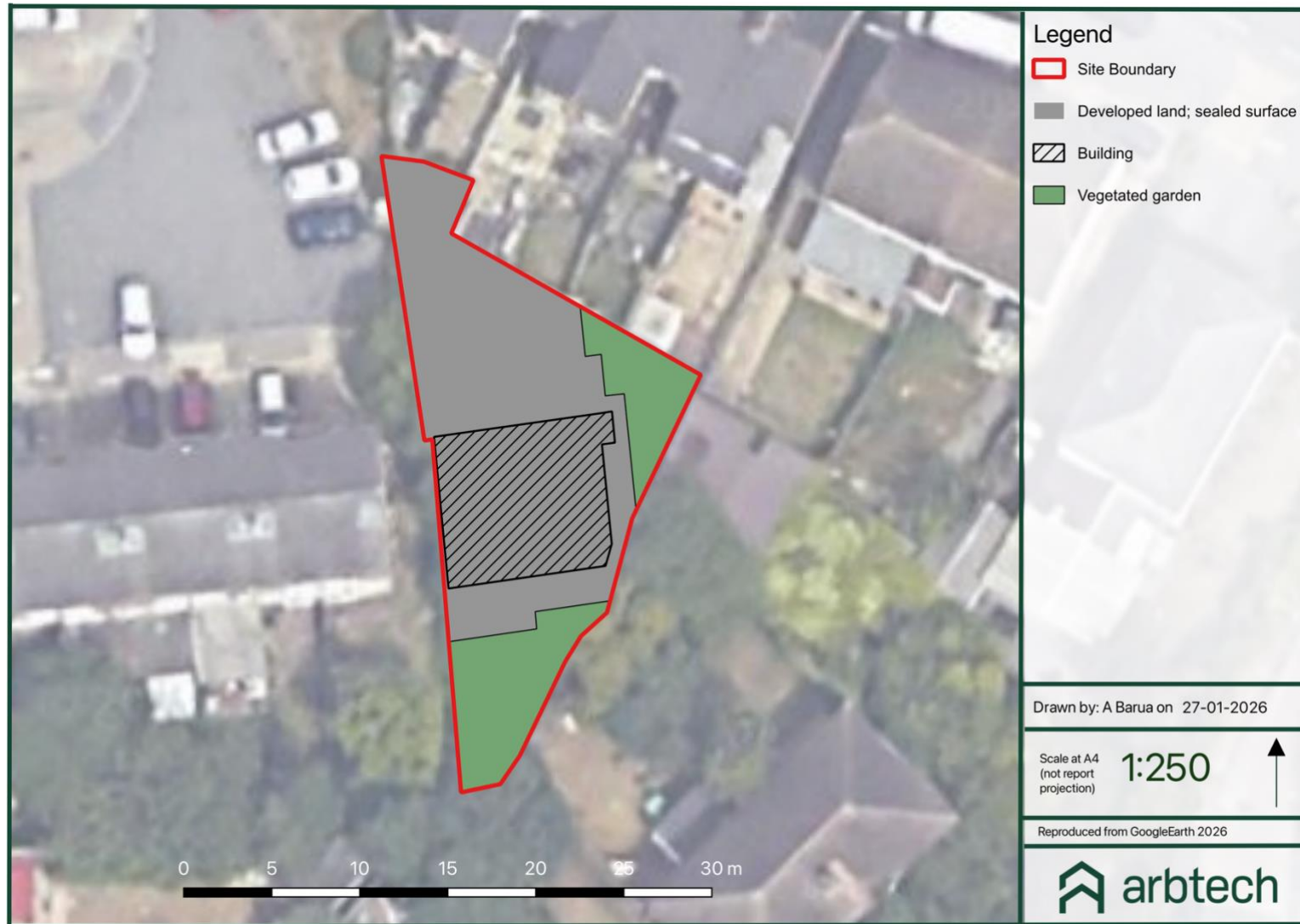
BNG Informative	
Results	<p>The current landscaping proposal does not generate a 10% net gain of area-based habitat units (-91.97%), with unmet trading rules. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.21 will need to be achieved. At present, there is a unit deficit of 0.19 units. All 0.19 units can be of low 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. green roofing 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 becoming a privately managed, residential dwelling which habitats of medium-distinctiveness and higher cannot be created within. Further, there is a lack of space with all ground currently reserved for sealed surfaces (the development).</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-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. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.</p> <p>The following off-site units are required: 0.19 units of Low distinctiveness (or higher)</p>
Pre-Commencement	<p>A Biodiversity Gain Plan (BGP) must be produced for the site to ensure that biodiversity net gain is delivered.</p>

BNG Mitigation Hierarchy	
Avoidance	N/A
Minimisation	
Mitigation	
Offset	Net gain is unachievable within the red line boundary due to the site becoming a privately managed, residential dwelling and due to the lack of space for planting.

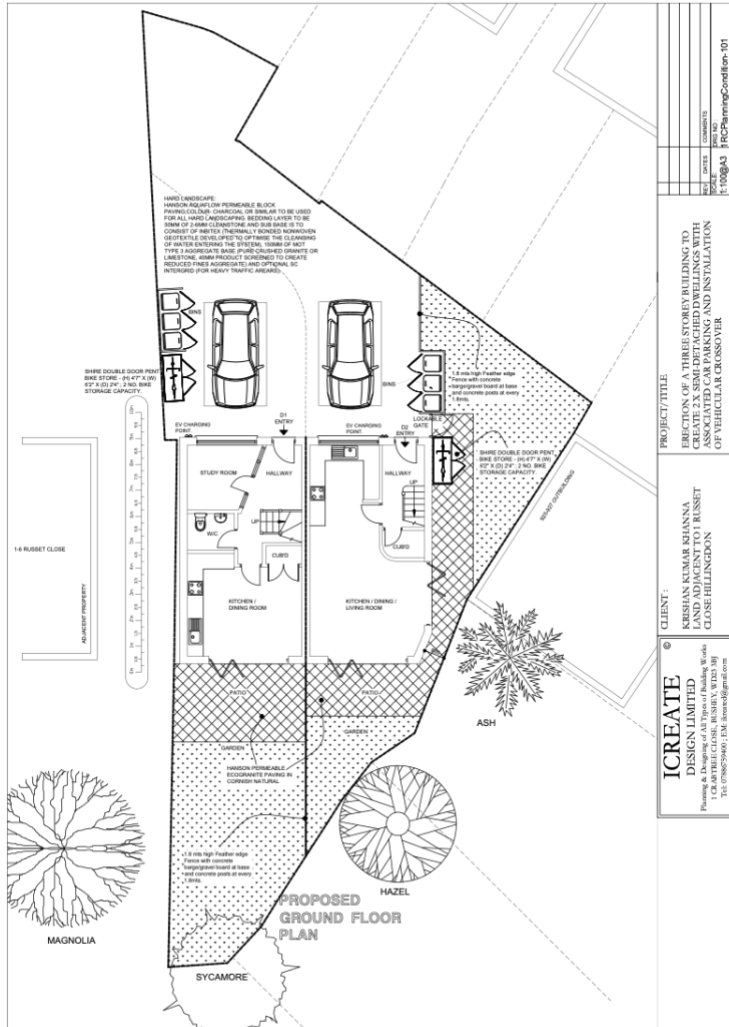
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

Land Adjacent To 1 Russet Close, Uxbridge UB10 0ST				
Headline Results		Return to results menu		
Scroll down for final results				
On-site baseline	Habitat units	0.19		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	Habitat units	0.01		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change <small>(units & percentage)</small>	Habitat units	-0.17	-91.97%	On-site net gain is less than target set
	Hedgerow units	0.00	0.00%	
	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 & enhancement)</small>	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change <small>(units & 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 & off-site habitat retention, creation & enhancement)</small>	Habitat units	-0.17		
	Hedgerow units	0.00		
	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 & off-site habitat retention, creation & enhancement)</small>	Habitat units	-0.17		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-91.97%		Total net gain achieved is less than target set
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.19	0.21	0.19
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition Achieved (Y/N)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. NB - this criterion is essential for achieving moderate condition.	Y	6 vascular plant species per m ² including at least 2 forbs
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y	Varied sward height
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Less than 20% scattered scrub present.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover more than 10%.
F	Cover of bracken less than 20%.	Y	No bracken present.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	No presence of non-native/ invasive species.
Essential criterion 1 achieved (Y/N)			Y
Number of criteria passed			6
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)	✓	
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)		

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

N/A