

Hayes Digital Park
(1006890)

Biodiversity Net Gain Assessment

December 2024

Quality Management	
Client:	studioNWA
Project:	Hayes Digital Park
Report Title:	Biodiversity Net Gain Assessment
Project Number:	ECO-6890
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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising studioNWA in respect of the land at Heathrow Interchange Park, Hayes, Hillingdon centred at grid reference TQ 1152 8036 (hereafter referred to as ‘the site’), which is proposed for development to provide a substation, associated with the permitted data centre campus development (ref: 38421/APP/2021/4045) to the south and emerging data centre buildings, subject to future planning applications to the north and west. To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool¹ issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).

1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.

1.2.3 Government advice² sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report);
- In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-
 - i. the pre-development (‘baseline’) biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see Table 3.3 and Appendix 6890/BNG2 of this report);
 - ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date (not applicable to this project);

¹ Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 12 February 2024

² <https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do> (updated 08/05/24)

- iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see section 3.2 of this report);
- iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out (not applicable to this project);
- v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see section 3.3 of this report); and
- vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 6890/BNG1).

Good Practice Principles for Development

1.2.4 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain³, accompanied by a practical guide⁴. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

- 1) **Apply the Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 2) **Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
- 3) **Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
- 4) **Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 5) **Make a measurable Net Gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

³ CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development*.

⁴ CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide*.

- 6) **Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:
 - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation
 - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
 - Enhancing existing or creating new habitat
 - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
- 7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 8) **Create a Net Gain legacy.** Ensure Net Gain generates long-term benefits by:
 - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
 - Planning for adaptive management and securing dedicated funding for long-term management
 - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
 - Mitigating risks from other land uses
 - Avoiding displacing harmful activities from one location to another
 - Supporting local-level management of Net Gain activities
- 9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

- 1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an initial assessment of the likely net change in biodiversity value under the proposed development, and a consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

- 2.1.1 The site was surveyed in July 2024 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.
- 2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology⁵, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0⁶, and condition assessed in accordance with the methodology set out in the Metric Technical Annex⁷ and using professional judgement. In line with guidance⁸, the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

- 2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken within the optimal season, allowing for the broad habitat types to be identified and for an adequate assessment of the intrinsic ecological interest of the site to be made.

2.3 Biodiversity Net Gain Assessment

- 2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide⁹. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.
- 2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see 2.1 above).
- 2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on drawing 'LOND PSS2-MWL-SS-ZZ-DR-LD-10200 Rev P02'. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed land uses and

⁵ Joint Nature Conservation Committee (2010, as amended) '*Handbook for Phase 1 habitat survey: A technique for environmental audit.*'

⁶ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁷ Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

⁸ The UK Habitat classification User Manual. Version 1.1. 2020

⁹ Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide

landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Strategic Significance

2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

3 Pre-development ('Baseline') Habitats

3.1 Overview

- 3.1.1 A summary of the classification and condition rationale for the pre-development ('baseline') habitats is set out at Table 3.1 below, with pre-development hedgerows set out at Table 3.2. below. Descriptions of the existing habitats are set out in detail within the Ecological Appraisal prepared by Aspect Ecology, dated August 2024 (ref.6890 EcoAp vf).
- 3.1.2 Detailed condition assessment sheets are provided at Appendix 6890/BNG1, with habitat locations depicted on Plan 6890/BNG1.

3.2 Degradation

- 3.2.1 During the survey work undertaken in July 2024, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance¹⁰.

3.3 Irreplaceable Habitats

- 3.3.1 No irreplaceable habitats are present within the site.

3.4 Strategic Significance

- 3.4.1 A published LNRS is not available and none of the habitats within the site are not mapped within any specified alternative documents. Therefore, in accordance with the User Guide, no strategic significance has been applied to the pre-development habitats.

Table 3.1. Pre-development Habitats

Habitat	Recorded Condition	Condition Rationale
Modified Grassland	Poor	Grassland within the site which is species poor and dominated by fast-growing grasses. Under UK Habitats v2.0, this habitat is coded g4, and accordingly, is assigned as Modified Grassland. This grassland fails four out of seven criteria, including criterion A, and is thus in 'Poor' condition.
Introduced Shrub	N/A	A condition assessment is not applicable for this habitat type.
Developed Land; sealed surface	N/A	A condition assessment is not applicable for this habitat type.
Urban tree	Moderate	Given the urban context of the site, the trees have been assigned as Urban Tree. These trees all pass three or four out of six of the condition criteria and are thus in 'Moderate' condition.

¹⁰ CIEEM (April 2019) On the lifespan of ecological reports and surveys

Table 3.2. Pre-development Hedgerows

Habitat	Recorded Condition	Condition Rationale
Species-rich Native Hedgerow (H1)	Moderate	This hedgerow is comprised mainly of native species, with five woody species present within a 30m stretch and is thus a species-rich native hedgerow. This hedgerow fails three of the condition criteria and is therefore in 'Moderate' condition.
Native Hedgerow (H2)	Moderate	This hedgerow is comprised mainly of native species. This hedgerow fails three of the condition criteria and is therefore in 'Moderate' condition.
Non-native and Ornamental Hedgerow	Poor	A condition assessment is not applicable for this habitat type, and it is automatically assigned 'Poor'.

3.5 Pre-development Biodiversity Value of On-site Habitats

3.5.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric. A full copy of the Metric is provided as a separate Excel workbook. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.3 (below).

Table 3.3. Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric, published 29 November 2024, updated 12 February 2024

Onsite baseline	Overall Units
Habitats	0.33
Hedgerows and tree lines	0.47
Watercourse	N/A

4 Post-development Habitats and BNG Assessment Result (Preliminary Assessment)

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with a guide as to how a 10% gain in biodiversity can be delivered under the current proposals.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan)

4.3 Strategic Significance

4.3.1 No strategic significance has been applied to the post-development habitats within the site.

4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation are set out in Tables 4.1 and 4.2 below. Post-development habitat locations are shown on Plan 6747/BNG2.

Table 4.1. Post-development onsite Habitat Creation

Habitat	Target Condition	Condition Rationale
Other Neutral Grassland	Poor	Areas of wildflower grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least a poor condition within two years.
Introduced Shrub	N/A	This includes all of the areas of proposed ornamental planting within the site. A condition assessment is not applicable for this habitat type.
Developed Land; Sealed Surface	N/A	This includes all roads, parking, and buildings within the site, including the areas of grasscrete. No assessment for the condition of this habitat is required.

Table 4.2. Post-development onsite Linear Feature (Hedgerow) Creation.

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Good	Species-rich native hedgerows will be created within the site. Through suitable management this habitat would be expected to reach good condition within 12 years.

4.5 Anticipated Change in Biodiversity

The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the Metric is provided separately as an Excel workbook and relevant extracts from the completed calculator tool are provided at Appendix 6890/BNG2.

When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.3 (below):

Table 4.3. Anticipated change in biodiversity

	Change in Units	% Change
Onsite Habitats	+0.08	+24.04%
Onsite Hedgerows and tree lines	+0.75	+161.04%
Onsite Watercourses	N/A – No watercourses present	

4.5.1 On the basis of the considerations and proposals set out (including the assumptions and limitations set out above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net habitat biodiversity unit change for the proposals within the site boundary of +0.08 Habitat Units (representing a calculated gain of 24.04%) and +0.75 Hedgerow Units (representing a calculated gain of 161.04%) within the site boundary.

4.5.2 Accordingly, it is clear that (subject to appropriate implementation in line with the measures set out), the proposals can achieve calculated gains in excess of 10% under the current proposals in line with the relevant legislative and policy requirements.

4.6 Biodiversity Gain Hierarchy

4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

4.6.2 In relation to point (i), there are no high or very high distinctiveness habitats within the site.

The only medium distinctiveness habitat present is Urban Tree. It has not been feasible to avoid adverse effects on this habitat, therefore mitigation is provided in the form of new tree planting.

- 4.6.3 In relation to point (ii), it has not been possible to retain on-site habitats, and as such, adverse effects have been compensated by creating new on-site habitats.

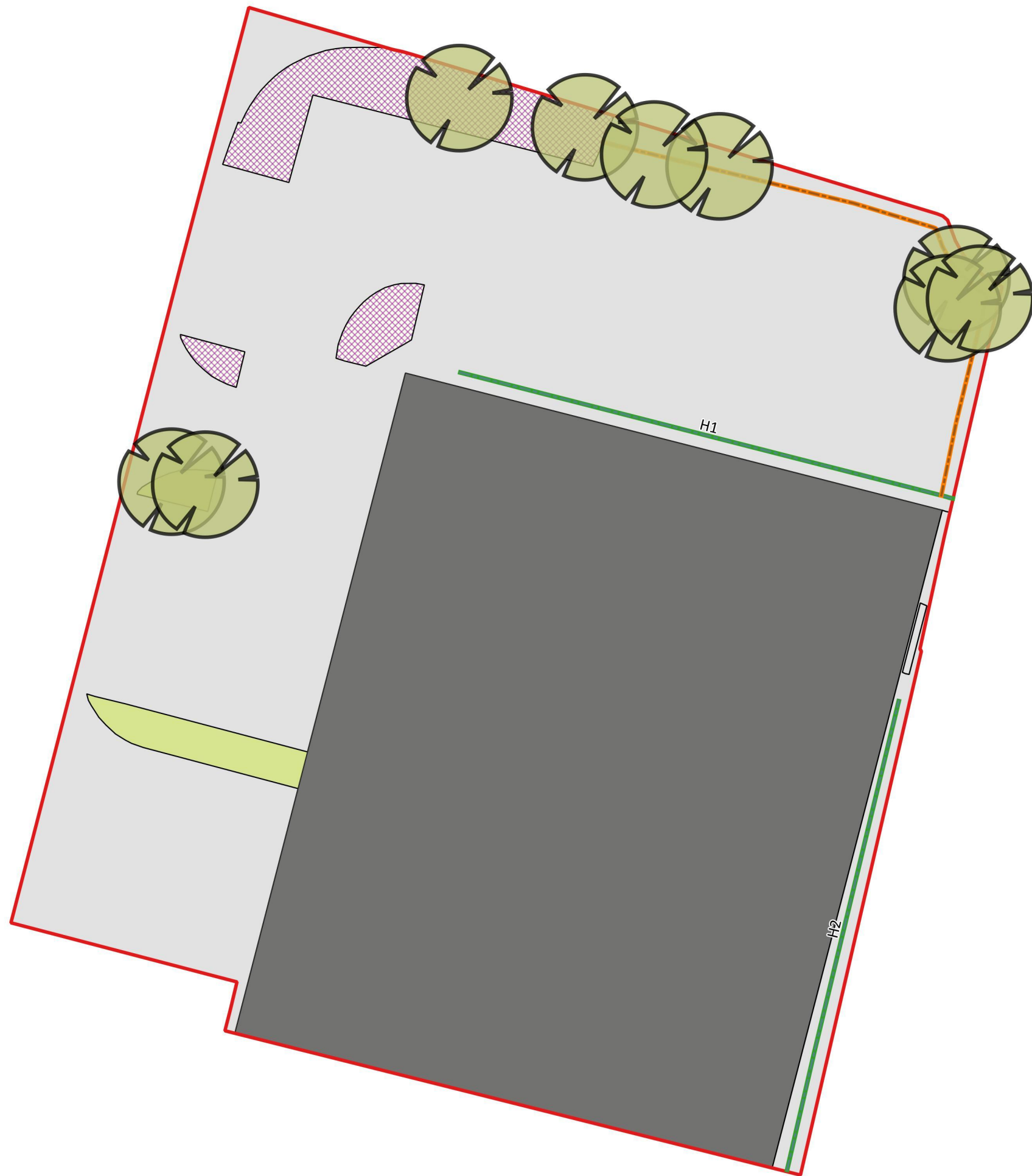
5 Summary and Conclusions

- 5.1 Aspect Ecology is advising studioNWA in respect of the land at Heathrow Interchange Park, Hayes, Hillingdon, which is proposed for development to provide to provide a substation, associated with the permitted data centre campus development (ref: 38421/APP/2021/4045) to the south and emerging data centre buildings, subject to future planning applications to the north and west.
- 5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.
- 5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat units and hedgerows units within the site boundary, which are substantially in excess of the relevant figure of 10%.

Plan 6890/BNG1:

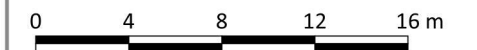
Pre-development Habitat Mapping

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Key:

- Site Boundary
- Developed land; sealed surface: Building (0.1875ha)
- Developed land; sealed surface: Hardstanding (0.1825ha)
- Introduced shrub (0.0150ha)
- Modified grassland (0.0050ha)
- Native hedgerow (0.07km)
- Non-native and ornamental hedgerow (0.045km)
- Urban Tree [9]



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Hayes Digital Park, UB4 ORH

PROJECT

Pre-development Habitat Measurements

TITLE

6890/BNG1

DRAWING NO.

B/BG

REV

November 2024

DATE

LP/BG

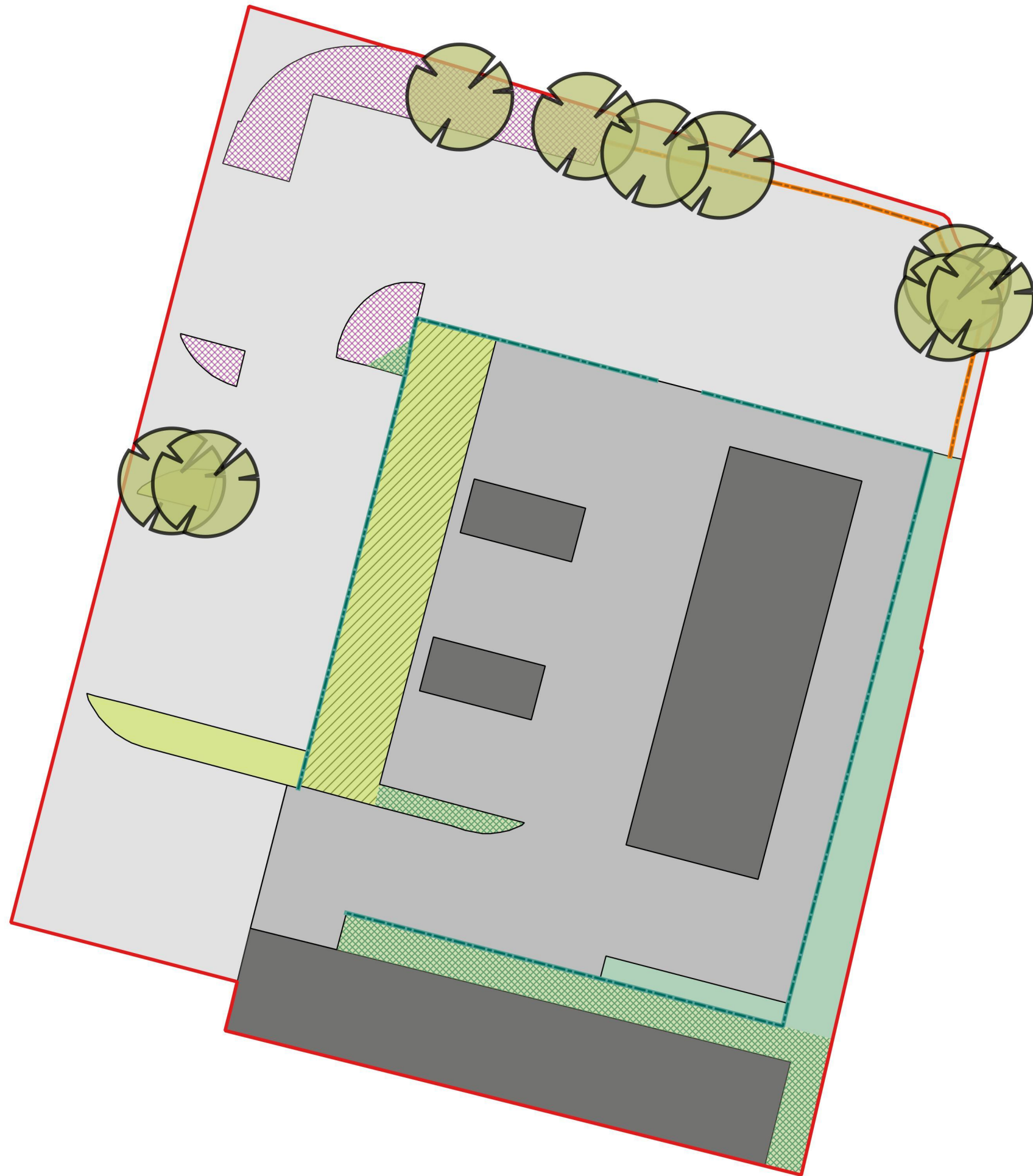
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










Plan 6890/BNG2:

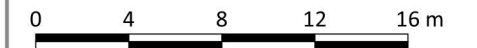
Post-development Habitat Mapping

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Key:

-  Site Boundary
- Retained*
-  Retained Developed land; sealed surface: Hardstanding (0.1600ha)
-  Retained Introduced shrub (0.0150ha)
-  Retained Modified grassland (0.0050ha)
-  Retained Non-native and ornamental hedgerow (0.04km)
-  Retained Urban Tree [9]
- Proposed*
-  Proposed Developed land; sealed surface: Hardstanding (grasscrete) (0.0200ha)
-  Proposed Developed land; sealed surface: Building (0.0650ha)
-  Proposed Developed land; sealed surface: Hardstanding (0.1025ha)
-  Proposed Introduced shrub (0.0125ha)
-  Proposed Other neutral grassland (0.0150ha)
-  Proposed Native hedgerow (0.15km)



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Hayes Digital Park, UB4 ORH

PROJECT

Post-development Habitat Measurements

TITLE

6890/BNG2

DRAWING NO.

B/BG

REV

December 2024

DATE

LP/BG

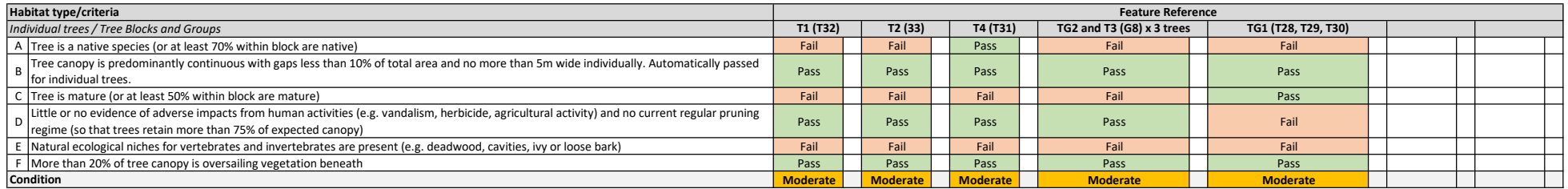
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Appendix 6890/BNG1:


Habitat Condition Assessment Sheets

PROJECT NAME: Hayes Digital Park
PROJECT NUMBER: 6890



Appendix 6890/BNG2:

Relevant Output from the Statutory Biodiversity Metric
Calculation Tool


Hayes Digital Park
Headline Results
Scroll down for final results 




Return to results menu

On-site baseline	Habitat units	0.33	
	Hedgerow units	0.47	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.41	
	Hedgerow units	1.21	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	0.08	24.04%
	Hedgerow units	0.75	161.04%
	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	0.08	
	Hedgerow units	0.75	
	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	0.08	
	Hedgerow units	0.75	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	24.04%	
	Hedgerow units	161.04%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes 		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.33	0.37	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	0.47	0.61	0.00	No additional hedgerow units required to meet target 
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target 

Acres In/Out summary	
Total Net Unit Change	0.00
Total Net % Change	14.00%
Tractor Sales Estimated	Yes ✓

	Total imputed costs	0.00
Net Area (including costs of individual trees, access trails, irrigation, land disturbance)		0.00

MP to lectures comparison table	Select a unit	Structure	MP

Project Name: Wayne Digital Park - Map Enhancements				Budgetary summary									
B-4 On-Site Hedge Creation				B-4B									
Total Bid Price: \$100,000				Total Bid Price: \$100,000									
Contractor: Shaw Contracting				Contractor: Shaw Contracting									
Contractor: Shaw Contracting				Contractor: Shaw Contracting									
Contractor: Shaw Contracting				Contractor: Shaw Contracting									
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