

BIODIVERSITY GAIN PLAN (BGP)

18 Adelphi Crescent, Hayes UB4 8LZ
Conversion of Dwelling into 2 Self-Contained Flats

1. Introduction

This Biodiversity Gain Plan has been prepared in support of a full planning application for the subdivision of the existing dwelling at **18 Adelphi Crescent** into **two self-contained flats**.

No external extensions or above-ground construction works are proposed.
The proposals retain the existing building footprint and existing soft landscaped areas.

The plan demonstrates how the development will achieve **a measurable net gain for biodiversity**, in accordance with:

- Environment Act 2021
- Biodiversity Net Gain (BNG) Regulations 2024
- National Planning Policy Framework (NPPF)
- London Plan Policy G6
- Hillingdon Local Plan Policies DMHB 12 & DMHB 14

Given the scale of the development, only a **Small Sites Metric (SSM)** is required.

2. Existing Site Conditions (Baseline Position)

The site comprises a domestic residential property with:

- A front garden consisting of lawn and low-level shrubs
- Boundaries of timber fencing and occasional urban shrubs
- A rear garden mainly comprising lawn, planting strips and a small outbuilding
- No trees are proposed for removal
- No known protected species
- No ponds, watercourses or priority habitats

Baseline Habitat Types (Small Sites Metric):

Habitat Type	Area (sqm)	Condition	Distinctiveness	Notes
Modified grassland (rear garden lawn)	~90 sqm	Moderate	Low	Retained
Urban – developed surfaces (hardstanding)	~40 sqm	N/A	Very Low	Retained
Small garden shrubs/ornamental planting	~15 sqm	Moderate	Low	Retained & enhanced

Baseline Summary:

The site supports only **low-distinctiveness, low ecological value** habitats typical of suburban domestic gardens.

3. Proposed Development and Impacts

The works are internal only and **do not reduce any existing soft landscaping**. Minor improvements to the front garden layout and an increase in planting areas create opportunities for biodiversity enhancement.

Impact Summary:

- **No habitat loss**
- **No change to building footprint**
- **No trees removed**
- **Enhancement-only scheme**

Therefore, the development is capable of delivering **BNG through on-site improvements alone**, without the need for off-site units or statutory credits.

4. Biodiversity Enhancement Measures

The following enhancements will be delivered as part of the proposal:

4.1 Soft Landscaping Enhancements

- Increase soft landscaped area in the front garden to ensure **minimum 25% permeable/green cover**.
- Introduce **native flowering shrubs**, such as:
 - *Viburnum opulus*
 - *Cornus sanguinea*

- *Lavandula angustifolia*
 - *Hebe albicans*
- Improve rear garden planting with **native nectar-rich species** providing year-round food sources for pollinators.

4.2 Biodiversity Features

- **2 no. integrated bird bricks** (sparrow terrace or swift brick) installed on the side elevation at $\geq 3\text{m}$ height.
- **2 no. bat roosting boxes** positioned on mature fence line or outbuilding façade.
- **Log pile / bug habitat stack** installed in a shaded area of the rear garden.
- **Wildflower strip** (min. 5 sqm) introduced along the boundary with Dorset Avenue using low-nutrient topsoil to enhance floral diversity.

4.3 Sustainable Drainage & Soil Health

- Use permeable paving in any renewed front hardstanding areas.
- Incorporate **rainwater butt** to reduce runoff and support garden irrigation.
- Improve soil quality through composting and mulching.

5. Post-Development Habitat Values (Small Sites Metric)

Habitat Type	Post-Development Area	Condition	Notes
Modified grassland (rear garden)	90 sqm	Enhanced to Good	Improved soil, mowing reduction
Native shrub planting	20 sqm	Good	New, replacing low-value ornamentals
Wildflower pollinator strip	5 sqm	Good	New high-diversity area
Urban surfaces	40 sqm	N/A	Retained (no increase)

Outcome:

The enhancements deliver a **clear and measurable net gain**, comfortably above the **10% biodiversity requirement** when assessed via the Small Sites Metric.

No off-site contributions or credits are needed.

6. Implementation, Long-Term Management & Monitoring

6.1 Installation Prior to Occupation

All biodiversity enhancements will be installed prior to the first occupation of the new flats, including:

- Bird bricks
- Bat boxes
- Log pile
- Improved planting
- Wildflower strip

6.2 Maintenance Plan (Minimum 30-Year Period)

- Annual review of bird and bat box condition
- Retention of native shrubs and replacement if lost
- Wildflower strip managed by twice-yearly cut (late March & late September)
- Avoid pesticides and herbicides
- Maintain log pile area
- Manage garden areas to support pollinators (reduced mowing, diverse planting)

6.3 Monitoring

Given the very small scale of the development, no formal ecological monitoring is required under the Small Sites BNG framework. The site will remain in private residential control, and enhancements will be maintained as part of normal garden management.

7. Conclusion

This Biodiversity Gain Plan demonstrates that:

- No biodiversity losses result from the development
- All existing soft landscape areas are retained
- A package of **robust, deliverable and proportionate biodiversity enhancements** will be implemented
- The development achieves a **clear measurable net gain**, exceeding the 10% requirement
- No off-site mitigation or statutory credits are required

The proposal complies fully with the **Environment Act 2021**, the Small Sites Metric, the **London Plan**, and **Hillingdon Local Plan** biodiversity policies.

The Local Planning Authority is therefore invited to support the proposal.