Biodiversity Net Gain Assessment

For

Sandy Bhambra

Land to the rear, 32 and 33 Hillingdon Road

Uxbridge

UB10 0AD

Reference: Q18458

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Quality Assurance

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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 6 months from the date of the site visit, after which the baseline conditions may no longer reflect the true state of the site.

Contents

1. Introduction

ProHort Limited have been commissioned by Mr Sandy Bhambra to conduct a Biodiversity Net Gain Assessment for Land to the rear, 32 and 33 Hillingdon Road, Uxbridge, UB10 0AD. A site survey was undertaken on the 4th December 2025 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 construction of two new semi-detached dwellings.

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 an unmanaged plot of land comprising areas of bramble scrub, grassland and ruderal vegetation at Land to the rear, 32 and 33 Hillingdon Road, Uxbridge, UB10 0AD (grid reference: TQ05938333), (Figure 1), hereafter referred to as the 'Site'. The Site is south of New Denham and east of Uxbridge Moor. The surrounding area is dominated by a suburban landscape comprising a large number of residential and commercial properties with amenity spaces. Site access is off Orchard Waye.

The woodland to the east of the site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks within the surrounding area. There are no designated sites within proximity to the Site. There are no water features in proximity for the project area.

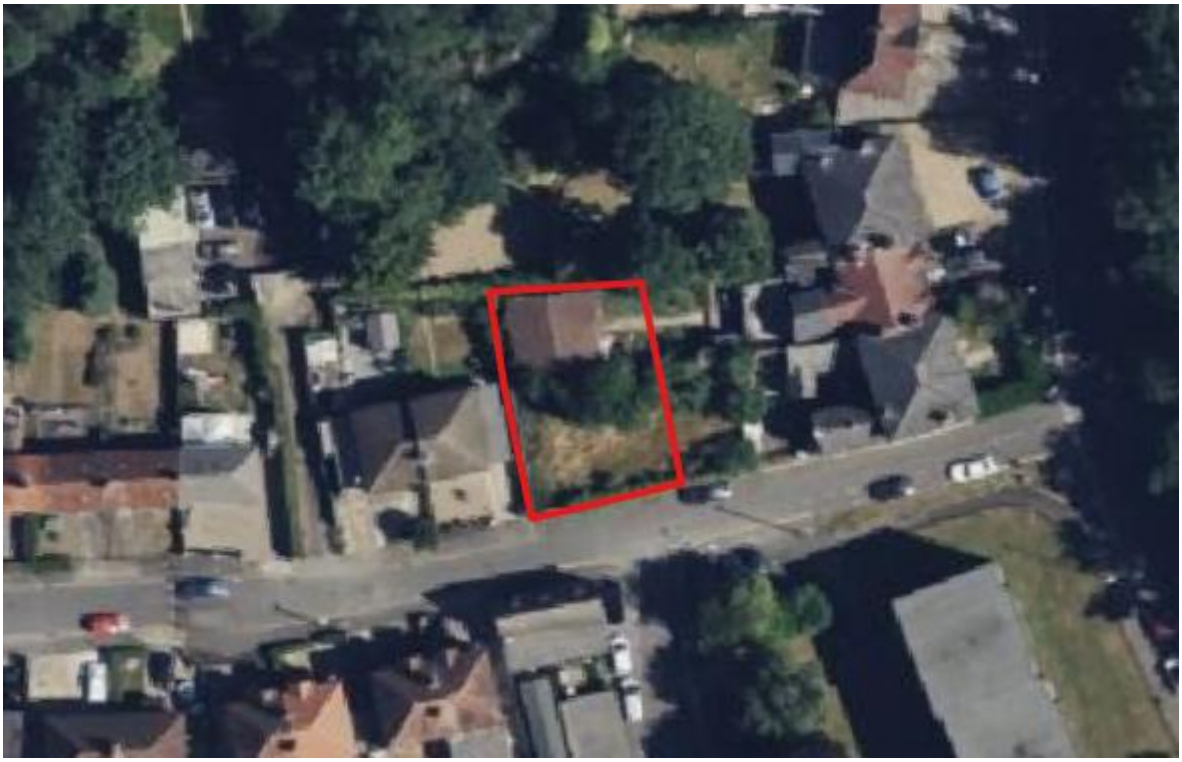

Figure 1 - Red line boundary of the Site and the surrounding area.
Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)

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:

- g4 Modified grassland
- h3d Bramble scrub
- u1b Developed land; sealed surface
- 81 Ruderal/Ephermal
- 510 Bare ground
- 828 Vegetated garden

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
g4 Modified grassland	An unmanaged grassland situated in the centre of the Site (See image 1).	**Abundant**: - Annual meadow grass (*Poa annua*) **Frequent**: - Spiky fescue (*Festuca gautieri*) - Perennial ryegrass (*Lolium perenne*) - Bramble (*Rubus*) - Tufted hair grass (*Deschampsia cespitosa*) **Occasional**: - Purple moor grass (*Molinia caerulea*) - Common nettle (*Urtica dioica*) **Rare**: - Narrow leaf plantain (*Plantago lanceolata*) - Cleavers (*Galium aparine*) - Dock (*Rumex*) - Dandelion (*Taraxacum*) - Creeping buttercup (*Ranunculus repens*) - English oak (*Quercus robur*) - Bethlehem lungwort (*Pulmonaria saccharate*)
h3d Bramble scrub	Bramble scrub dominates the site along the south and west boundary and in the east of the Site. (See image 4).	**Dominant**: - Bramble (*Rubus*) **Frequent**: - Cocks foot (*Dactylis glomerata*) **Rare**: - Dandelion (*Taraxacum*) - Willowherb (*Epilobium*) - Garden privet (*Ligustrum ovalifolium*)

u1b Developed land; sealed surface	Sealed areas across the site comprising a single dwelling and concrete path.	-
81 Ruderal/Ephermal	Sparse vegetated urban land situated adjacent to the single dwelling and western boundary and in the east of the Site (See image 5).	**Occasional**: - Buddleja (*Buddleja davidii*) - Bramble (*Rubus*) - Common nettle (*Urtica dioica*) - Dock (*Rumex*) **Rare**: - Holly (*Ilex aquifolium*) - Ivy (*Hedera helix*) - Ash (*Fraxinus excelsior*) - Cleavers (*Galium aparine*)
510 Bare ground	Any area of bare soil situated in the northeast of the Site (See image 2).	-
828 Vegetated garden	Well managed lawn situated in the northeast of the Site (See image 2).	-
Urban tree	A small urban tree is situated adjacent to the existing outbuilding.	-

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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	0.01	0	0	0	0
Ruderal/Ephemeral	Poor	0.0032	0.01	0	0	0.01
Bramble scrub	Condition Assessment N/A	0.0097	0.04	0	0	0.04
Modified grassland	Poor	0.0109	0.02	0	0	0.02
Vegetated garden	Condition Assessment N/A	0.0015	0	0	0	0
Bare ground	Poor	0.0018	0	0	0	0
Urban tree	Moderate	0.0041	0.03	0	0	0.03
Totals		**0.04**	**0.11**	**0**	**0**	**0.11**

The area habitat baseline of 0.11 units must be enhanced by 10% resulting in at least a **0.12** 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

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

In accordance with the Statutory Biodiversity Metric Guidelines, no creation or enhancement of habitats within the curtilage of a privately owned or tenanted dwelling is to be recorded. As these gains cannot be legally secured the area habitat will be classified as either 'vegetated garden' or 'unvegetated garden'.

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

5.1. Developed land; sealed surface

As part of the proposed development, two semi-detached dwellings with patio areas to the rear will be constructed.

5.2. Artificial unvegetated, unsealed surface

As part of the development, the parking areas to the front of the proposed dwellings will be constructed of sandstone permeable paving.

5.3. Vegetated garden

Garden areas are proposed to the rear of the two semi-detached dwellings. 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. Proposed habitats metric

Table 4 – area habitat proposal calculation

Habitat	Condition	Area (ha)	Habitat Units Delivered
On-site habitat creation	.		
Developed land; sealed surface	N/A - Other	0.0156	0
Vegetated garden	Condition Assessment N/A	0.015	0.03
Artificial unvegetated; unsealed surface	N/A – Other	0.0055	0
Totals		**0.04**	**+0.03**

If all area habitats and conditions are met post intervention, then a **72.79%** loss of biodiversity will occur.

6. Achieving a Net Gain in Local Biodiversity

Under the mandatory BNG regime, habitats determined by the LPA to constitute "significant on-site enhancements" must be retained, appropriately managed, monitored and reported on for a minimum of 30-years following completion of development, and this requirement must be legally secured by a Conservation Covenant.

The application needs to be supported by clear, site-specific proposals e.g. details of long-term management and monitoring, a draft long-term management plan (Habitat Management and Monitoring Plan [HMMP]) - set out "initial" habitat creation and enhancement works and to demonstrate that appropriate management will be delivered so the predicted target conditions are achieved. In addition to long-term management of these habitats, appropriate long-term management of retained habitats is required to ensure they do not decline / deteriorate in condition.

7. Conclusion

The development will result in a measurable loss to local biodiversity.

There will be a total decrease of 72.79% biodiversity of area habitats. This will be achieved through clearance of the bramble scrub, grassland and ruderal vegetation to facilitate development. In order to achieve the obligatory 10% uplift of area habitats, at least 0.09 off site biodiversity units must be acquired, of which 0.04 units must be of the broad habitat group 'Heathland and shrub' or a habitat of higher distinctiveness and 0.03 units must be of the broad habitat group 'Individual trees' .

Offsite biodiversity units can be obtained through local landowners, habitat banks and the market, which can be found through your LPA, a broker etc. If this is not possible statutory biodiversity credits must be purchased from the UK government as a last resort. The number of statutory credits required is 0.18 A1 units. These units are exclusively purchased from the government and the cost of these is inflated to equate 2 credits per 1 off site biodiversity unit.

As mitigating and minimising was not a viable option due to the scale of the project off setting was the only feasible option.

8. 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 be installed on the proposed buildings. Green and Blue Bee Bricks should be used within any new brick walls to be constructed. This species intervention would enhance local biodiversity.

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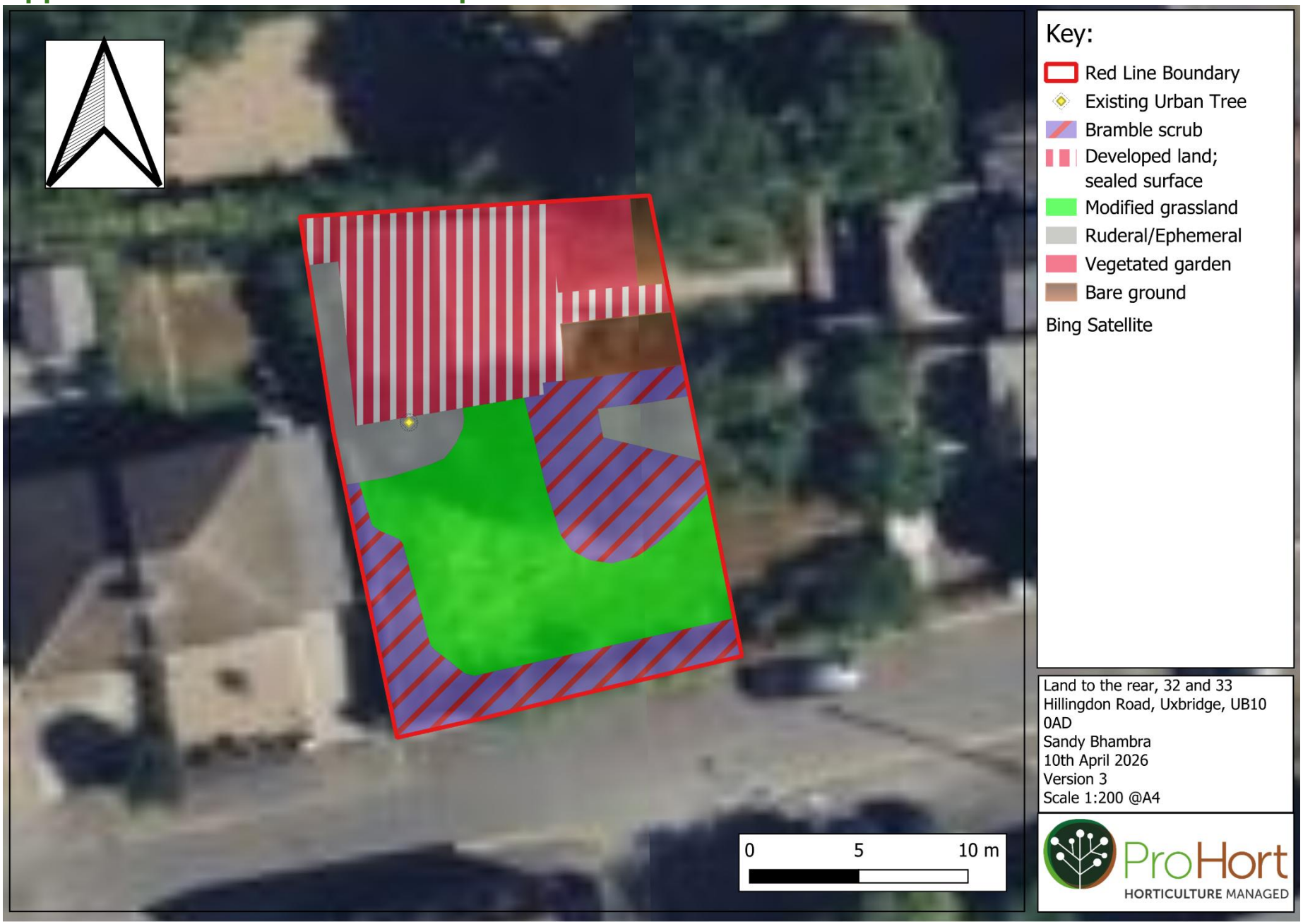
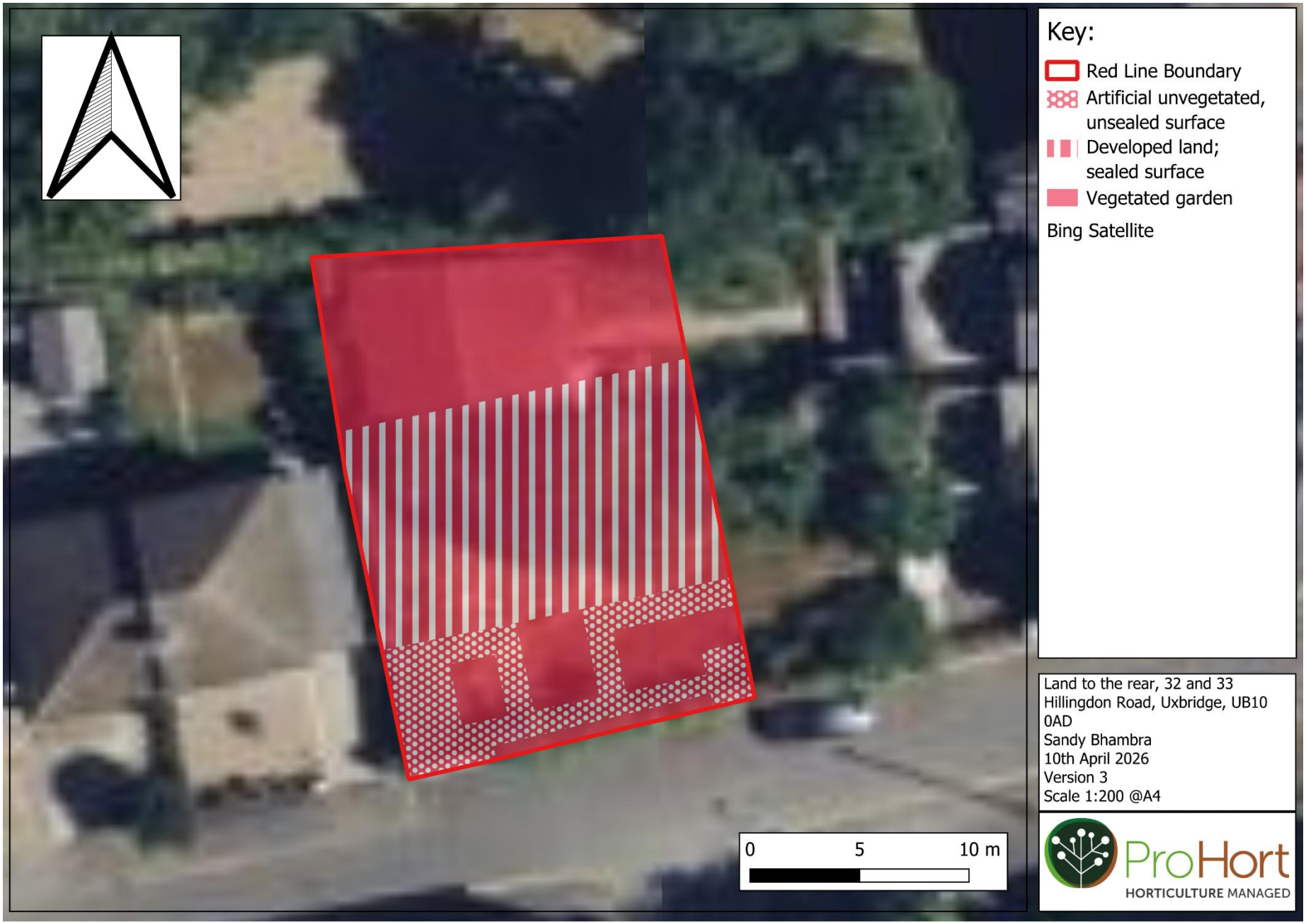
Appendix 1 Baseline Habitat Maps



Appendix 2 Habitat Proposals



Appendix 3 Additional Photographs

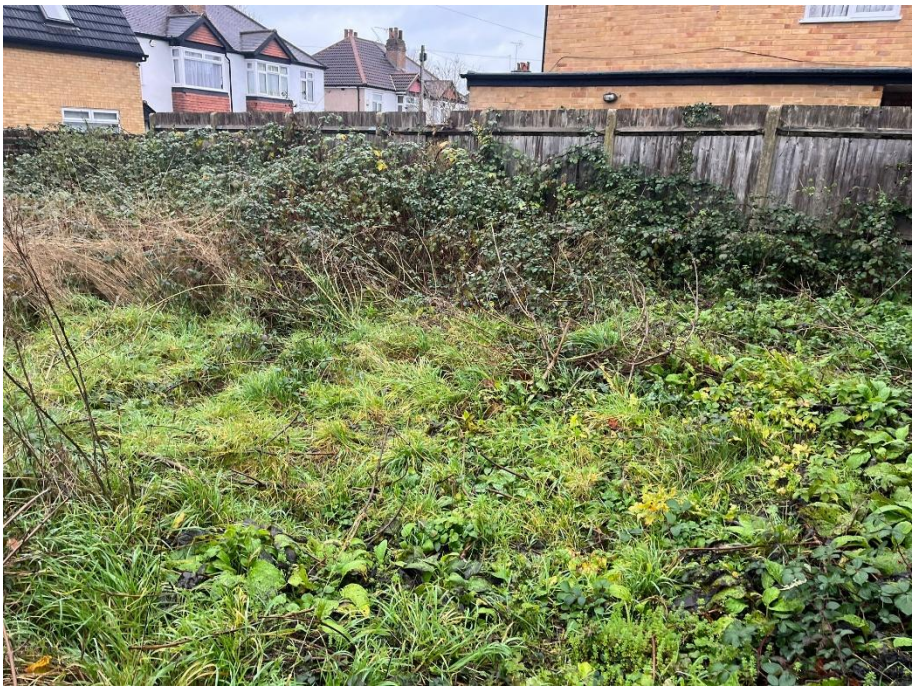


Image 1 – Unmanaged grassland and bramble scrub along the western boundary

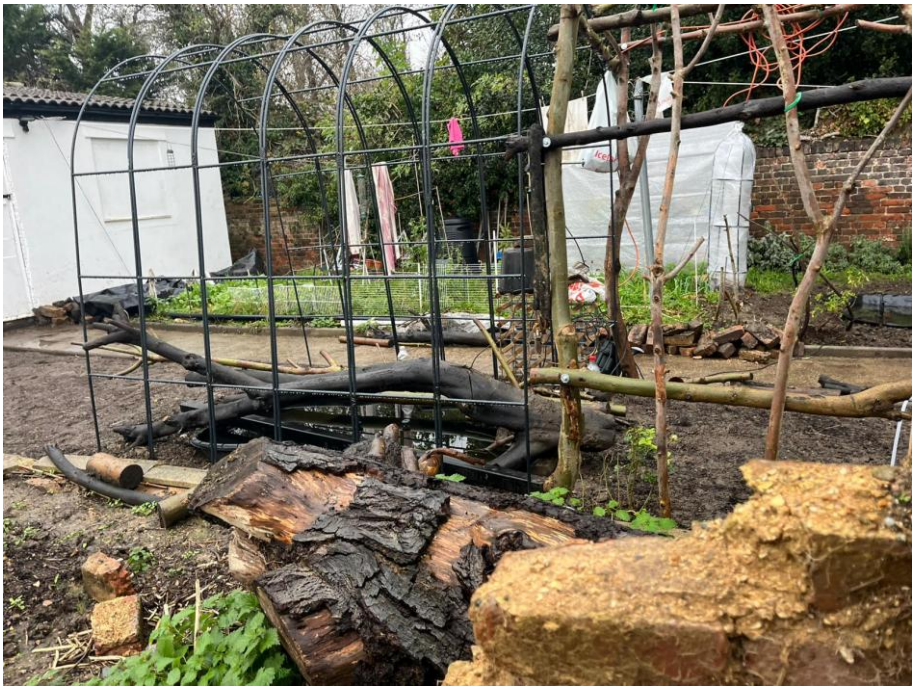


Image 2 – Bare ground and vegetated garden in the northeast of the Site

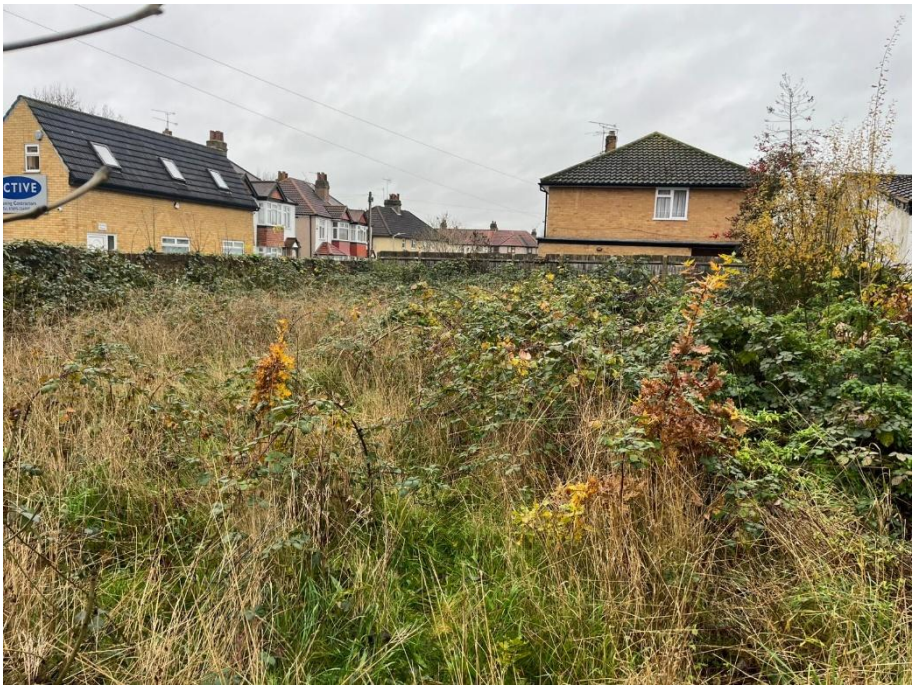


Image 3 – Bramble scrub adjacent to the southwest boundary of the Site

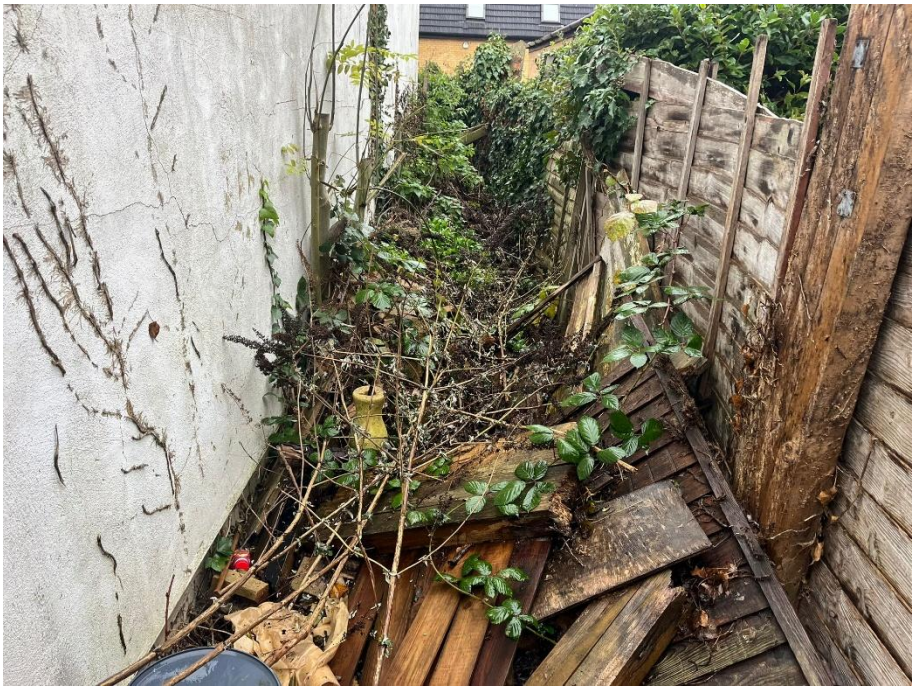


Image 4 – Ruderal vegetation adjacent to the onsite property and along the western boundary

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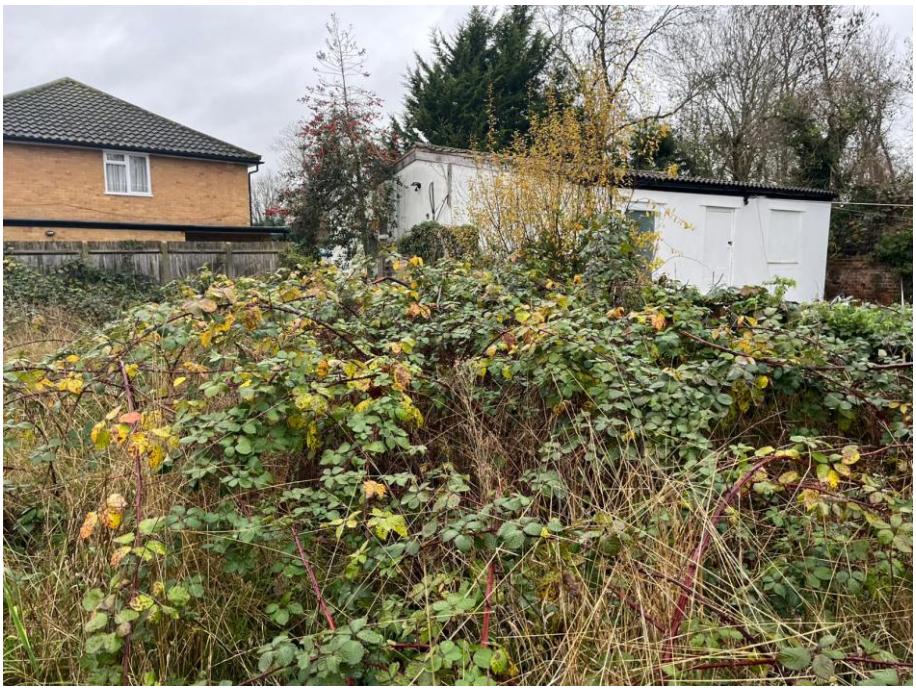

Image 5 – Ruderal vegetation, bramble and a small tree adjacent to the onsite property

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