

COYNE ENVIRONMENTAL LTD

**9 Sharp Lane
Ruislip
HA4 7JG**



Biodiversity Net Gain (BNG) & Greening Urban Factor (GUF) Report

November 2025

KENNETH COYNE
Dip LA, DA, Dip TP, Cert Ecol. & Cons (Dist.) CMLI.
Coyne Environmental
5 Philosophers Gate
Ashwell
Herts
SG7 5DL
01462 743723

Company No 51414653

INTRODUCTION

Coyne Environmental Ltd has been instructed by Juttla Architects to carry out an ecological study of 9 Sharp Lane, Ruislip, HA4 7JG. This is for a planning application, to the London Borough of Hillingdon (LBH) for development of the site. A Preliminary Ecological Appraisal (PEA) has been undertaken, and no ecology of significance including bats (European Protected Species) was found. A Biodiversity Net Gain (BNG) assessment in accordance with the Environment Act 2021 (Act) and an Urban Greening Factor (UGF) have now been instructed. These are set out in the following Report.



I am a qualified Ecologist, with over 40 years' experience in the environmental field. This includes being a license bat worker (Bat License 2015-15943-CLS-CLS). The PEA survey was carried out on the 02.09.25 This was conducted within the CIEEM guidelines.

BIODIVERSITY NET GAIN (BNG)

Under the Act most new development must achieve a minimum 10% habitat gain on site. Any required mitigation cannot be undertaken in private gardens but could be achieved in any communal areas on site. The BNG Meric has now been undertaken with a **-03.20% net deficit** as set out in this Report. This will require off-site mitigation to achieve the mandatory 10% net gain.

HEADLINE RESULTS

Total net unit change	Units	Net gain
	Habitat Units	-03.20%
	Hedgerow Units	00.00%
Total net% change		
	Habitat Units	-03.20%
	Hedgerow Units	00.00%
Habitat units required to meet target		
	Habitat Units	00.00
	Hedgerow Units	00.00

This indicates that the required BNG will not achieve the required mandatory minimum 10% net gain in the Environment Act 2021, without offsite mitigation. The Detailed Results and Analysis are set out below.

ASSESSMENT RESULTS

Onsite base line	Units	Net gains	Net gain	Notes
	Habitat units	1.39		
	Hedgerow units	0.00		
Onsite post intervention				
	Habitat units	1.34		
	Hedgerow units	0.00		
Onsite net change				
	Habitat units	-0.04	-03.20%	On site net gain has not reached target set
	Hedgerow units	0.00	00.00%	On site net gain is less than target set
Cumulative net unit change				
	Habitat units	-0.04		
	Hedgerow units	0.00		
Total net unit change				
	Habitat units	-0.04	-03.20	
	Hedgerow units	0.00		
Total % change				

	Habitat units	-03.20%		Net gain not achieved
	Hedgerow units	00.00%		Net gain achieved

DETAILED RESULTS

Type	Target	Baseline Unit	Units Required	Units Deficit	Notes
Habitat unit	10%	1.39	1.52	0.18	Additional habitat units are required
Hedgerow unit	10%	0.00	0.00	0.00	No additional hedgerow units required

ANALYSIS

The Biodiversity Net Gain Metric shows a Total Net % change habitat unit for the scheme of **-03.20%** and a Total Net % change hedgerow unit of **00.00%** so the overall BNG does not gain the minimum 10.00 % required. This will not meet the Environment Act 2021 mandatory requirement for information on biodiversity, without offsite mitigation.

REVIEW

The project **does not** meet the 10% Biodiversity Net Gain threshold as follows:

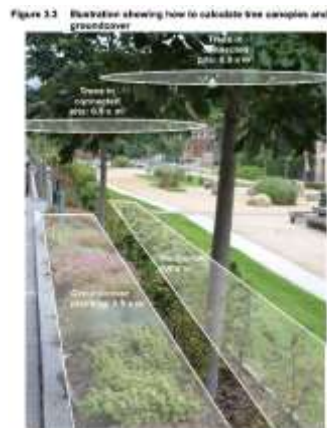
- **0.18 habitat units** net loss deficit
- **Shortfall** is primarily due to a significant reduction in soft landscaping.
- **415m²** existing soft landscape
- **200m²** Proposed provision is reduced
- **0.36 credit deficit** can be addressed by the purchase of Statutory Biodiversity Credits (SBC)
- **£15,120 Estimated** cost of **SBC** but recommend investigating private habitat banks which will have more competitive rates than the government scheme.
- **Retain exiting trees.** If any are lost, the deficit will increase and so will the mitigation requirement

GREENING URBAN FACTOR (GUF)

The London Plan in **Policy G5** requires all major developments to include Urban Greening (UG) as a fundamental element of the site and building design. The Policy introduces the use of an **Urban Greening Factor (UGF)** to evaluate the quality and quantity of UG provided by a development proposal. This is produced through a UGF calculator which produces a score of the scheme and presents the relevant information as part of the Application.

Under the London Borough of Hillingdon's local guidance, a target UGF score of **0.4** is recommended. The current proposal achieves the following:

- a score of only **0.17** has been achieved
- **remaining soft landscape** area to include retained trees
- **improve the score**, by increasing the tree canopy cover
- **370m²** required to help meet the target UGF.
- **tree provision** can be incorporated, and shown on landscape proposals
- **diagram** below to illustrate how canopy area has been calculated



A Preliminary Ecological Analysis (PEA) has already been undertaken, by others, in a separate Report and found no ecology of significance. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the Statutory Biodiversity Metric and indicates that the 10% Net Gain can only be achieved with offsite mitigation measures. The two Reports and the accompanying Excel Sheet will form a joint proposal of the Ecological Assessment (EA) indicating that the development will have minimal effect on ecology and provide the opportunity to increase the areas biodiversity

CONCLUSIONS

Coyne Environmental Ltd has been instructed to undertake an ecology assessment of 9 Sharp Lane, Ruislip, HA4 7JG., for any wildlife of significance on the site. A Preliminary Ecological Appraisal (PEA) found no evidence of any ecology of importance. The Biodiversity Net Gain (BNG) Statutory Biodiversity Metric can achieve the 10% net gain with recommended off-site mitigation, as required under the Environment Act 2021 and the Urban Greening Factor (UGF) assessment can be improved as part of the Landscape Design scheme

The site survey and subsequent desk top study indicates that this is not in an area sensitive landscape. In my professional opinion, I assess that the proposal, will have minimal impact on the overall ecology and bats (EPS) in particular. I conclude that, no further environmental studies are required and that the Application can be determined by the London Borough of Hillingdon, on this basis.

REFERENCES

Existing Site Plan
Proposal Plan
Coyne Environmental PEA Report

NORTH

LOCATION PLAN
SCALE 1:1250



Map Code	Description
100	100

NON-RESIDENTIAL

Notes: The PROPOSED DEVELOPMENT OF THE SITE IS SHOWN IN RED. SCALE 1:1250

Scale	Date	By
1:1250	1/1/2023	J. J. J.
1:1250	1/1/2023	J. J. J.
1:1250	1/1/2023	J. J. J.

Jutla Architects

PLANNING ISSUE

EXISTING BLOCK PLAN
SCALE 1:1000



ARCHITECT
JUTIA ARCHITECTS
1000
1000

PLANNING ISSUE