

Sheet Name	Site Details
1. Planning authority:	London Borough of Hillingdon
2. Site name:	No.5 Fringewood Close, Northwood, HA6 2TB
3. Applicant:	K. Chandarana
4. Planning application type:	Full planning consent
5. Planning application reference:	76184/APP/2025/1051
6. Metric completed by (name & job title):	Vas Manga, Architect
7. Date of metric completion:	27 August 2025
8. Revision number:	2
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only


12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	No.5 Fringewood Close, Northwood, HA6 2TB
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	623	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	Ruislip Wood - 150m from site	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic.defra.gov.uk	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	17/05/2025	Site walkover data valid until 17/11/25
25. Who completed the walkover? (Name and job title)	Vas Manga, Architect	

Additional details

26. Any additional information or notes	There are no unusual biodiversity features within this residential home to warrant the use of the Main Metric Tool	
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Site Name:	No.5 Fringewood Close, Northwood, HA6 2TB
Sheet Name	Supporting Information

Baseline Habitat Photos

Insert photographs to support assumptions made in the metric

Ref	Habitat type	Photo 1	Photo 2
1	Date taken	24 May 2025	24 May 2025
	Vegetated garden		
2	Date taken	24 May 2025	24 May 2025
	Developed land; sealed surface		

Site Name	No.5 Fringewood Close, Northwood, HA6 2TB
Sheet Name	5. Area Habitats

Instructions:

1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

Input Errors Present On Sheet -
Red Cells Or ▲ Highlight Errors

Retained Units	0.6758
Lost Units	0.0000
Created Units	0.0871
Enhancement Units	0.0000
Net Change	0.0787

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost	User comments	LPA comments
1	Urban	Vegetated garden	Area/compensation not in local strategy/ no local strategy	71.00	42.00	29.00	0.01	0.00	0.000	Front Lawn	
2	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	297.00	297.00		0.00	0.00	0.000	Frontage Hardstanding, exising house, paths and rear terrace	
3	Urban	Vegetated garden	Area/compensation not in local strategy/ no local strategy	257.00	244.00	13.00	0.05	0.00	0.000	Rear Lawn	
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Area/compensation not in local strategy/ no local strategy	773.19	773.19		0.6186	0.00	0.0000		
			Totals (areas excl trees, green walls and intertidal hard structures)	625.00	583.00	42.00	0.6842	0.00	0.0000		
			Error Check 1	Areas Acceptable ✓							
			Error Check 2	Areas Acceptable ✓							
			Error Check 3	Error - Areas Entered Does Not Match Stated Site Area ▲							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m²)	Habitat units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	284.86	0.0871		
Totals (areas excl trees, green walls and intertidal hard structures)						0.00	0.0871		
Error Check 4						Areas Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1	Urban	Vegetated garden	Distinctiveness	Enhancement not possible	Area/compensation not in local strategy/ no local strategy	29.00	Error ▲	Error ▲	Error ▲	Not possible to enhance a vegetated garden	
2											
3	Urban	Vegetated garden	Distinctiveness	Enhancement not possible	Area/compensation not in local strategy/ no local strategy	13.00	Error ▲	Error ▲	Error ▲	Not possible to enhance a vegetated garden	
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals (areas excl trees, green walls and intertidal hard structures)						42.00		0.0000	0.0000		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm	3	3	7	122	122	285
Medium - DBH > 30 to ≤ 60cm	4	4		651	651	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	7	7	7	773	773	285

Site Name	No.5 Fringewood Close, Northwood, HA6 2TB
Sheet Name	6. Hedges & Lines of Trees

Instructions:
1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees										
2	Hedgerows and Lines of trees										
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees								
2	Hedgerows and Lines of trees								
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						0.00	0.0000		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
					Totals	0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f . Habitat trading assessment

Site Name	No.5 Fringewood Close, Northwood, HA6 2TB
Sheet Name	7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats

2. Enter data on habitats to be created into 1b. Habitats to be created

3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 1				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f . Habitat trading assessment

Site Name		No.5 Fringewood Close, Northwood, HA6 2TB	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Check for input errors/rule breaks present in the metric ⚠	
Baseline Units	Habitat units	0.6842	
	Hedgerow units	Zero Units Baseline	
	Watercourse units	Zero Units Baseline	
Post-development Units	Habitat units	0.7628	
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net unit change	Habitat units	0.0787	
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net % change	Habitat units	11.50%	
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Chart 1 - Unit change by habitat group

