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Biodiversity Net Gain Report and Calculation

Site Address: Land to the rear of 61 and 63 North Hyde Road, UB3 4PB

LOCAL PLANNING AUTHORITY: London Borough of Hillingdon

Date: 28.08.2025

Ref: BNG/HW/Rev - A (10.03.2026)

Clarification

This report has been prepared for our client as stated within our appointment, only and expressly, for the purposes set out in this appointment and we owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in writing and signed, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. This report has been based solely on the specific design assumptions and criteria stated herein. A portion of the data and information included within this report has been gathered through enquiry with a third-party. This data is believed to be correct; however, no liability will be accepted for any discrepancy's inaccuracies, mistakes, or omissions in this.

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APPENDIX A – Designated Site Mapping

APPENDIX B – Priority Habitat Mapping

APPENDIX C – European Protected Species Mapping

APPENDIX D – Small Sites Matrix – Version 1.1.2 Release Date July 24 – Completed

APPENDIX E – Baseline habitat images 2020, Google Earth

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1 Introduction

The Proposed Works comprise a new build dwelling, with associated parking space, patio and rear garden (the Proposed Development) on land adjacent to 88 Hyde Way, Hayes, London (the Site). The Environment Act 2021 requires a Biodiversity Net Gain (BNG) calculation and report that demonstrates a net gain increase in habitat for wildlife of at least 10% from the existing, following completion of the proposed development. This report assesses the BNG for this proposal.

1.1 Assessment Method

Assessment is in line with CIREA guidance document C776a Biodiversity Net Gain: Good practice principles for development, a practical guide. A baseline has been established, using a baseline assessment desktop survey. The Site contains no habitats requiring condition assessment. Proposed habitat areas, including retained and new, were calculated using the Proposed Site Plan. This data was entered into the DEFRA statutory small sites metric, and results used to make an assessment on whether the proposal meets the statutory requirements for BNG.

2 Baseline Habitats

The baseline habitat includes sealed developed land, driveway and garage (formerly associated with 88 Hyde Way) together with garden path, vegetated garden (formerly associated with 63 North Hyde Road) and the brick wall separating the two areas.

Historic images show trees within the vegetated garden portion of the Site. The Small Sites Metric guidelines do not provide for the recording of garden trees >300mm dbh, therefore, these trees, whilst present in 2020 and now removed, are not counted as habitat degradation. Street view images are provided in Appendix E as evidence to this.

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Fig. 1: Sealed developed land, Google Street View 2025.



Fig. 2: Vegetated garden and sealed developed land

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Fig. 3: Vegetated garden and artificial, unvegetated, unsealed land at the Site.

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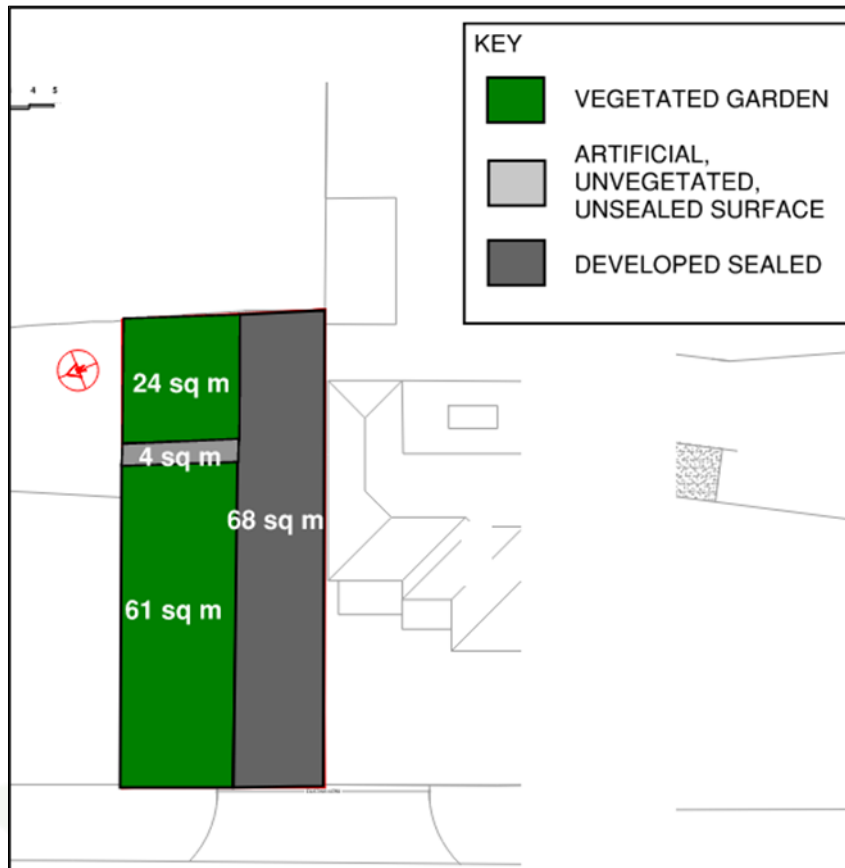


Fig. 4: Existing Habitat Plan

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3 Proposed Development

The proposed development comprises a new dwelling (sealed developed land), associated permeable paving driveway (artificial, unsealed, unvegetated land). There is also a rear garden (vegetated garden) and a patio behind the property (artificial, unsealed, unsealed land).

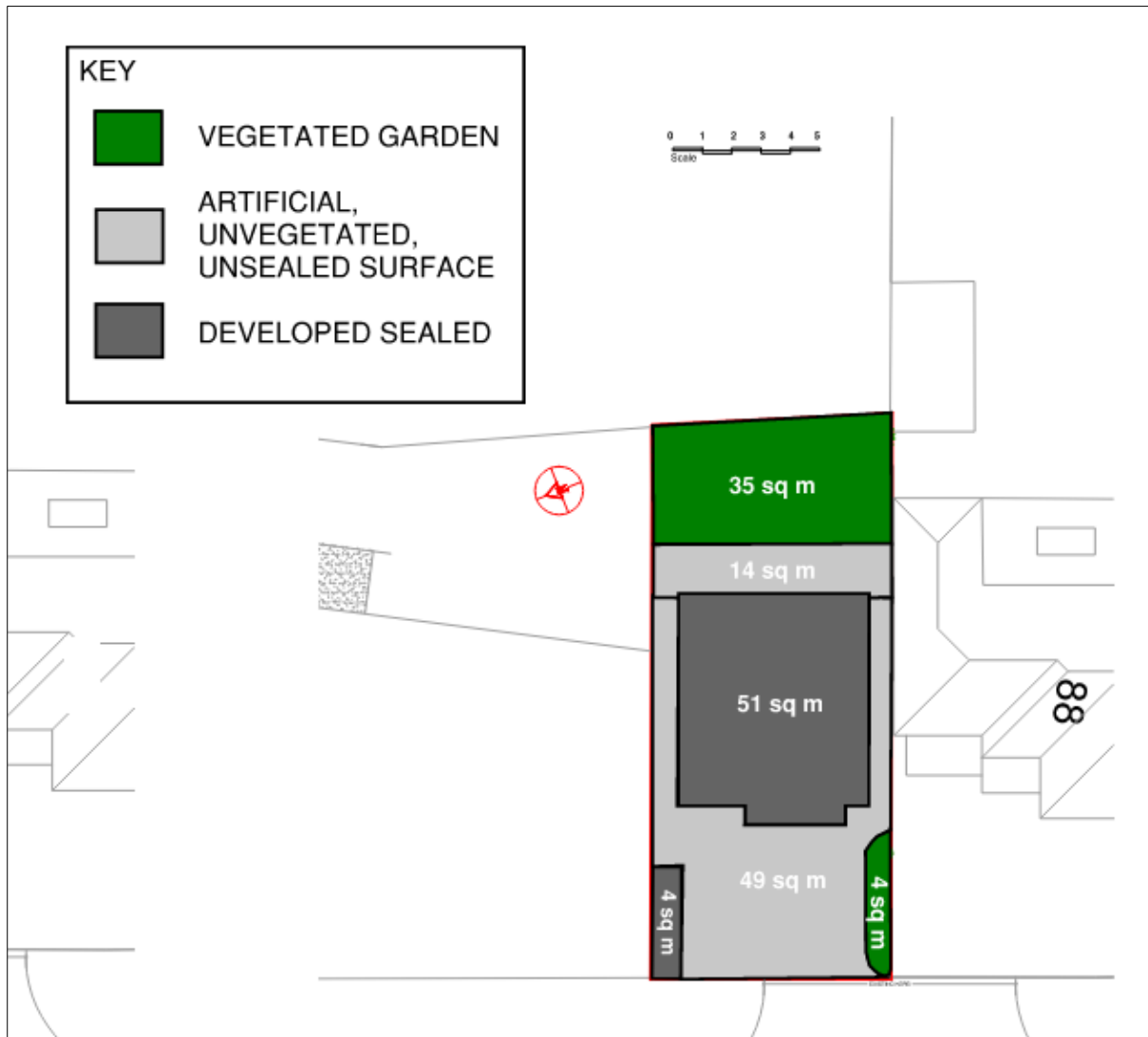


Fig. 5: Post-Development Habitat Plan

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4 Designated Sites (see Appendix A)

There are no Sites of Special Scientific Interest (SSSI), SACs, SPAs, Ramsar or other designated sites on the Site nor within 500m of the Site.

5 Priority Habitats (see Appendix B)

We have searched for priority habitats using MAGIC Map. There is a small region of Deciduous Woodland approximately 200m from the Site. We consider that there is no risk of harm to this habitat, due to the distance from the Site, the minor nature of the proposed development, being a single dwelling, and intervening built form.

6 European Protected Species (see Appendix C)

There are no recorded Granted European Protected Species Licence Applications on the Site.

7 Biodiversity Impact Assessment (see Appendix D)

The existing and proposed habitat data has been input into the DEFRA statutory Small Sites Metric – Please see Appendix D for the full Matrix details.

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Headline Results		
Headline	BNG Targets Not Met ▲	
Trading Rules	Trading Rules Not Satisfied ▲	
Next steps	Scheme alterations or offsite units required	
Baseline Units	Habitat units	0.0170
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0078
	Hedgerow units	0.0088
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.0092 ▲
	Hedgerow units	0.0088
	Watercourse units	0.0000
Total net % change	Habitat units	-54.12% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target	0.0109	
Hedgerow units required to meet target	0.0000	
Watercourse units required to meet target	0.0000	

Fig. 6: Results

7.1 Results

The metric calculates that the proposals require 0.0109 habitat units to meet the 10% BNG target.

The post-development private garden has no public access, and biodiversity net gains cannot be legally secured.

The SSM July 2024 rules instruct as follows:

Applicants should not:

- record the creation of any other new habitats within private gardens
- record enhancement of any habitat within private gardens
- however, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained.

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It is therefore not possible to secure the necessary 10% additional biodiversity net gain for general habitat units within the site boundary.

The SSM rules further instruct that:

If additional avoidance, creation, or enhancement is required that cannot be met on-site, you should seek off-site units from off-site providers, or as a last resort, statutory credits.

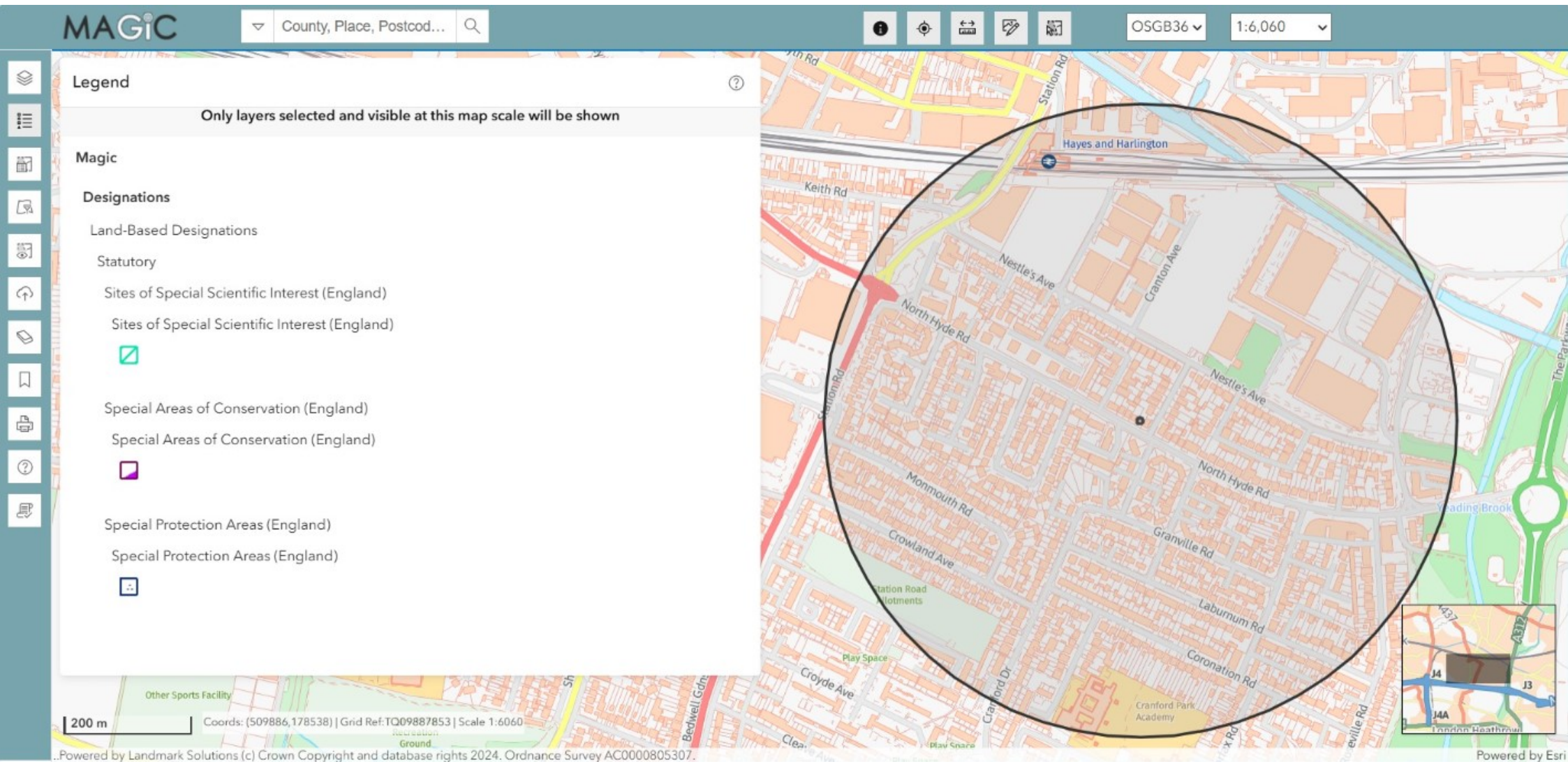
Therefore, this report recommends that off-site units are secured using an off-site provider to achieve the 0.0109 habitat units that represent a 10% increase in habitats for wildlife, post-development.

8.0 Conclusions & Recommendations

The current proposal does not meet the minimum 10% Biodiversity Net Gain local authority requirement for planning.

The applicant will use this SSM calculation to purchase off-site units from a registered habitat bank provider to ensure that they deliver the minimum requirement of 10% BNG for habitat units. Details of the habitat bank provider and their proposals to achieve the required offsite credits will need to be provided to support the planning application.

APPENDIX A - DESIGNATED SITES: HYDE WAY



APPENDIX B - PRIORITY HABITATS: HYDE WAY

MAGIC County, Place, Postcod... OSGB36 1:6,060

Legend ?

Only layers selected and visible at this map scale will be shown

Magic

Habitats and Species

Habitats

Coastal

- Priority Habitat Inventory - Coastal Saltmarsh (England) ■

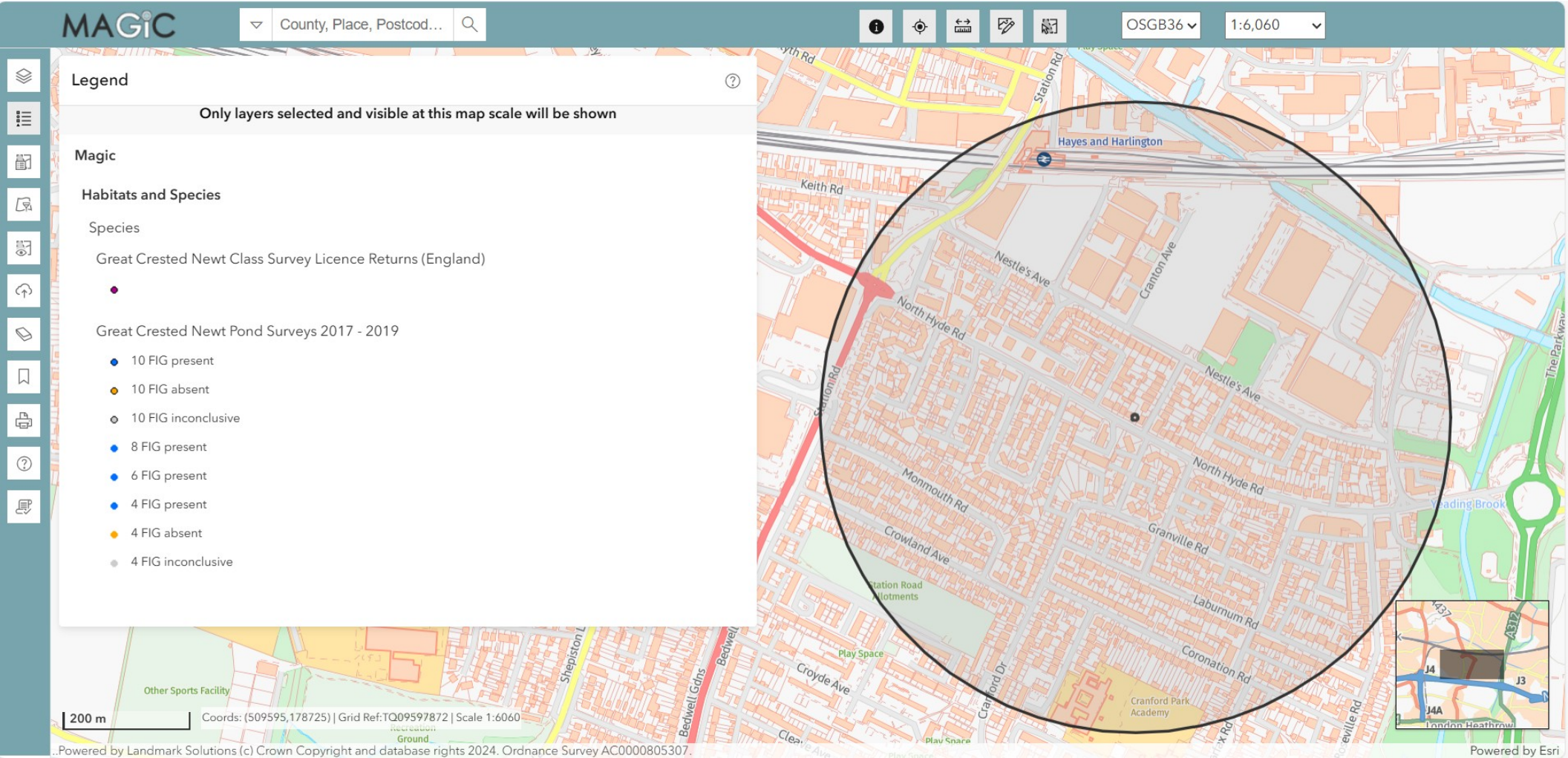
Woodland

- Priority Habitat Inventory - Deciduous Woodland (England) ■
- Priority Habitat Inventory - Traditional Orchards (England) ■
- Woodpasture and Parkland BAP Priority Habitat (England) ■

200 m Coords: (509757,178706) | Grid Ref:TQ09757870 | Scale 1:6060

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APPENDIX C - EUROPEAN PROTECTED SPECIES: HYDE WAY



**APPENDIX D - SMALL SITES METRIC:
HYDE WAY**

**THE SMALL SITES METRIC SSM IS SUBMITTED SEPARATELY IN
EXCEL FORMAT TO SUPPORT THIS APPLICATION**

**APPENDIX E - GOOGLE EARTH
IMAGES JAN 2020:
HYDE WAY**



HISTORIC IMAGES SHOW TREES WITHIN THE VEGETATED GARDEN ASSOCIATED WITH THE SITE. THE SSM GUIDELINES DO NOT PROVIDE FOR RECORDING GARDEN TREES >300 dbh THEREFORE THESE TREES, WHILST PRESENT IN 2020, AND NOW REMOVED ARE NOT COUNTED AS HABITAT DEGRADATION. STREET VIEW IMAGES FURTHER EVIDENCE OF THIS

