Biodiversity Net Gain Assessment Report

PRESENTED TO

Ruislip Manor Cottage Society

23 Green Walk, Ruislip, HA4 8NL

November 2025

Applicant	Ruislip Manor Cottage Society
Project Title	23 Green Walk, Ruislip, HA4 8NL
Document Title	Biodiversity Net Gain Assessment Report

Revision	Status	Author(s)	Reviewed	Approved	Issue Date
0.0	Draft for internal review	BL *Principal Ecologist*	KH *Partner*	-	-
1.0	Draft for Client	BL *Principal Ecologist*	KH *Partner*	KH *Partner*	19.11.2025

TABLE OF CONTENTS

List of Tables

List of Figures

1 INTRODUCTION

Growing Native were instructed by Ruislip Manor Cottage Society to undertake a Biodiversity Net Gain (BNG) Assessment of land at 23 Green Walk, Ruislip, HA4 8NL, hereafter referred to as the 'Proposed Development' or 'Site', when referring to the application area.

The purpose of this assessment is to:

- Present the methodologies used in producing this BNG assessment;
- Summarise the results of the biodiversity metric calculation for the on-site's habitats ecological baseline in Biodiversity Units (BU);
- Summarise the results of the biodiversity metric calculation for the on-site's habitats ecological baseline post-development value (in relation to BU);
- Provide the total net gains or loss based on the results of the biodiversity metric calculation; and
- Demonstrate agreed compensation and enhancement measures in response to habitat loss within the Proposed Development.

1.1 Quality Assurance and Competence

All ecologists involved in the preparation of this report are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's Code of Professional Conduct when undertaking ecological work. The competence of all field surveyors has been assessed by Growing Native with respect to the current best practice guidance.

This report has been prepared by a qualified ecologist with over 12 years experience and Full CIEEM member. Ben Lansbury (BL) has experience in preparing and managing the delivery of Ecological Impact Assessment, Habitats Regulation Assessments and Biodiversity Net Gain Assessments. The report has also been subject to a two-stage quality assurance review by appropriately experienced ecologists who are full members of CIEEM. Field surveys were undertaken by Kirk Hardes (KH), a professional ecologist with over nine years ecology experience, an associate member of CIEEM and experience preparing numerous BNG Reports.

1.2 Site Description and Proposed Development

The Site comprises approximately 0.0407 ha and contains a semi-detached residential property and associated vegetated garden and patio/pathways. The Site is located within the centre of Ruislip and is fully encompassed by urban landscape.

The Proposed Development includes the reconfiguration of the existing property and garden, and the construction of another two-storey residential dwelling to the east with associated garden.

2 Relevant Legislation and Policy Overview

2.1 The Environment Act

In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.

This forms a mandatory pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals will be compliant with the requirements of the Environment Act.

2.2 National Planning Policy Framework (2024)

The NPPF (MHCLG, 2024) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment and protects and enhances biodiversity. The NPPF guidance in relation to biodiversity is set out in Chapter 15: Conserving and enhancing the natural environment.

2.3 Biodiversity Net Gain Hierarchy

The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing the scheme proposals. This sets out a hierarchy of actions, as follows:

- First, for all medium, high, and very high distinctiveness habitats, the avoidance of any adverse effects.
- Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
- Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated for in accordance with the following hierarchy:
  A. Prioritising the enhancement of existing habitats; then
  B. Creation of onsite habitats;
  C. Allocation of registered off-site unit gains; then
  D. Purchase of biodiversity credits.

Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation.

3 METHODOLOGY

3.1 Biodiversity Net Gain Assessment

The following steps were followed in the preparation of this BNG assessment:

- Classification of habitats at the application Site in accordance with the UK Habitats Classification Survey (UKHab);
- Assessment of baseline habitat conditions using the condition assessment sheets of the Statutory Biodiversity Metric; and
- Strategy and/or assessment of the target conditions of proposed habitats and their extents based on current Site design.
- Calculation of Biodiversity Net Gain with the Statutory Biodiversity Metric Calculation Tool.

The following sections outline the methods for each of the steps listed above.

3.2 Baseline Survey

A habitat survey was conducted on the 22nd October 2025, during a period of suitable weather. The field survey method was based on the UK Habitats Classification Survey (UKHab) as per the UKHab User Manual (UKHab, 2023).

The survey involved a walkover of the Site and assessment of key habitats, land use and ecological features, particularly focusing on areas of natural interest which may be affected by the Proposed Development. The main habitats present were recorded using standard UKHab habitat survey methodology as described in the UK Habitat Classification User Manual (UKHab, 2023) and mapped as per the Natural England (2023) QGIS Biodiversity Net Gain template in Coreo (Natural Apptitude). Target notes were used to record habitats and features of particular interest, where relevant.

3.3 Condition Assessment

3.3.1 Existing Habitat Conditions

A condition assessment has been undertaken on the habitats present on-site via the completion of a habitat condition assessment sheet of The Statutory Biodiversity Metric (Defra, 2024). This process evaluates criteria and characteristics for each habitat and provides guidance on an assessment of habitat condition (which can be ‘good’, ‘fairly good’, ‘moderate’, ‘fairly poor’, ‘poor’ or not requiring a condition assessment). The assessment criteria considered is varied for each habitat type but includes criteria such as the presence of undesirable species, habitat extent, habitat health and vegetation structure.

For any habitats present on-site for which condition assessment criteria are not available, professional judgement has been used.

3.3.2 Proposed Habitat Conditions

Proposed habitat conditions have been assigned to newly created habitats as it is anticipated that the majority of habitats will initially be lost to facilitate development. This has been achieved by reviewing the criteria characteristics for each habitat, set out in the guidance, or by using professional judgement after discussions with relevant parties, and the current soft landscaping proposals to determine a realistic, likely achievable condition once the habitats have established and are subject to appropriate management.

3.4 Biodiversity Net Gain Calculations

The baseline BU of the Site has been determined using the Statutory Biodiversity Metric Calculation Tool (Defra, 2024).

This calculation tool was developed to provide a standardised methodology for completing a BNGA. Baseline BU have been established using the findings of:

- The UK Habitat Classification (UK Habs, 2023);
- The measuring of both on-site baseline and proposed post development intervention habitats;
- Details from within the landscape plan; and
- Professional judgement.

3.5 Limitations

Baseline and post development maps were provided from pdf block plans and therefore there may be a small discrepancy in areas between the BNG report and architects plans. This has been minimised as far as possible and is not deemed significant.

4 RESULTS

4.1 Baseline Conditions

Based on the baseline survey map (Appendix I – Figure 1) and Site photographs (Appendix II), Table 1 below summarises the BU for the baseline habitats on-site. The assessment calculates the baseline value of the Site at 0.26 BU.

The Site if formed by a residential building (u1b5) and associated developed land which is primarily devoid of vegetation (u1b6). The vegetated garden (u1d) to the front and rear of the property is formed by amenity, well managed grassland, with small ornamental trees/shrubs, including bay laurel (*Laurus nobilis*), leylandii (*Cupressus × leylandi*), cotoneaster sp. and evergreen spindle (*Euonymus japonicus*).

Each habitat has been presented within an individual polygon (Appendix I – Figure 1). No condition assessments for habitats present on Site was required.

No habitats recorded were considered to be of high strategic significance as the Site is not located within a Local Nature Recovery Strategy (LNRS) or within another formally designated site of ecological merit. All habitats within or adjacent the Site boundary are of ‘low’ strategic significance.

No irreplaceable habitats were present and no signs of activities being carried out prior to the date of application or initial Site visits, that resulted in loss of onsite biodiversity value were noted within the Site boundary or adjacent habitats.

Table 1: On-site baseline habitat area assessment results.

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Biodiversity Units (BU)	Area Retained (ha)	Area Enhanced (ha)
Developed land; Building	0.0058	V.Low	N/A	Not in local strategy	0.00	-	-
Developed land; sealed surface	0.0106	V.Low	N/A	Not in local strategy	0.00	-	-
Vegetated garden	0.0242	Low	N/A	Not in local strategy	0.05	-	-
Total	**0.0406**	**-**	**-**	**-**	**0.05**	**-**	**-**

5 POST-DEVELOPMENT HABITATS ASSESSMENT

The proposed scheme includes the reconfiguration of 23 Green Walk and construction of a new two-storey property and reconfiguration of both gardens. New habitat creation on-site includes the creation of introduced scrub, modified grassland and short hedge like sections, however, as per current guidelines this shall all be categorised as vegetated garden.

Following consultation with the project manager and design team to ensure an overall net gain is achievable, the proposed scheme has sought to undertake works in adherence to the mitigation hierarchy. Options to retain habitats were not deemed meaningful/feasible as both baseline and post-development habitats were vegetated garden and the reduction in available garden area would result in a net gain on-site not being feasible. Appendix I – Figure 2 and Table 2 below sets out the expected BU for the on-site post-intervention.

Table 2: Potential on-site post-development habitat areas created.

Proposed Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Temporal Risk	Difficulty to Create	Biodiversity Units (BU) Delivered
Developed land; sealed surface	0.0248	V. Low	N/A - Other	Not in local strategy	Not created in advance or delayed.	Low	0.00
Vegetated garden	0.0158	Low	N/A - Other	Not in local strategy	Not created in advance or delayed.	Low	0.03
Total	**0.0406**	-	-	-	-	-	**0.03**
% change	-	-	-	-	-	-	**-37.00%**

6 BIODIVERSITY NET GAIN CALCULATIONS

A summary of the results of the BNG is detailed in the Table 3 below, the full metric (Biodiversity Metric_23 Green Walk, Ruislip.csv) is supplied separately. In summary the assessment indicates the Proposed Development provides a -37.00% net habitat loss.

Table 3: Biodiversity net gain headline metric results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-37.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.05	0.05	0.02
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

7 CONCLUSION AND RECOMMENDATIONS

This assessment provides an account of baseline habitats present on-site. At present, the on-site baseline consists of 0.05 BUs. On-site post-intervention totals approximately 0.03 BUs. Therefore, the Proposed Development will not achieve a net gain without consideration to off-site units.

The results of the assessment demonstrate that the Proposed Development delivers an overall net loss and does not meet the required 10% gain in habitat units. Habitat creation has been maximised within the available greenspace but due to the small area of the Site and limitations in relation to only creating areas of vegetated garden, it is unlikely that a net gain would be achieved without a significant reduction in the development footprint.

To meet the 10% net gain requirement the scheme must deliver a total of 0.06 BU. It is recommended that the additional 0.03 BU are obtained through off-site sources to comply with the trading requirements and achieve a 10% gain. This shall be achieved via a third-party provider, who are able to provide units immediately and from a local habitat bank.

Due to the simplicity of the proposed on-site post intervention habitats being created, an HMMP would not be required, as the proposed vegetated garden is considered non-significant enhancements.

It can be concluded that sufficient information has been provided to support a planning application, in that a planning condition should be applied in which an off-site net gain is demonstrated via a Biodiversity Gain Plan and relevant off-site credit documentation to show compliance with current planning requirements prior to the discharge of the related condition.

8 REFERENCES

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain: Good practice principles for development, 2016

CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

Department for Environment, Food & Rural Affairs (Defra). (2024). The Statutory Biodiversity Metric: User Guide.

Environment Act. (2021). https://www.legislation.gov.uk/ukpga/2021/30/schedule/-14/enacted.

Ministry of Housing, Communities and Local Government (MHCLG). (2024). National Planning Policy Framework. https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_ December_2024. pdf

Natural Apptitude. (2025). Coreo. https://coreo.io/

Natural England. (2023). The Biodiversity Metric Supporting Documents. Biodiversity Metric – QGIS Template. https://publications.naturalengland.org.uk/publication/ 6049804846366720

UK Habs. (2023). UK Habitat Classification Habitat Version 2.0 at http://www.ukhab.org/.

APPENDIX I – FIGURES

Figure 1: Baseline Habitat Map

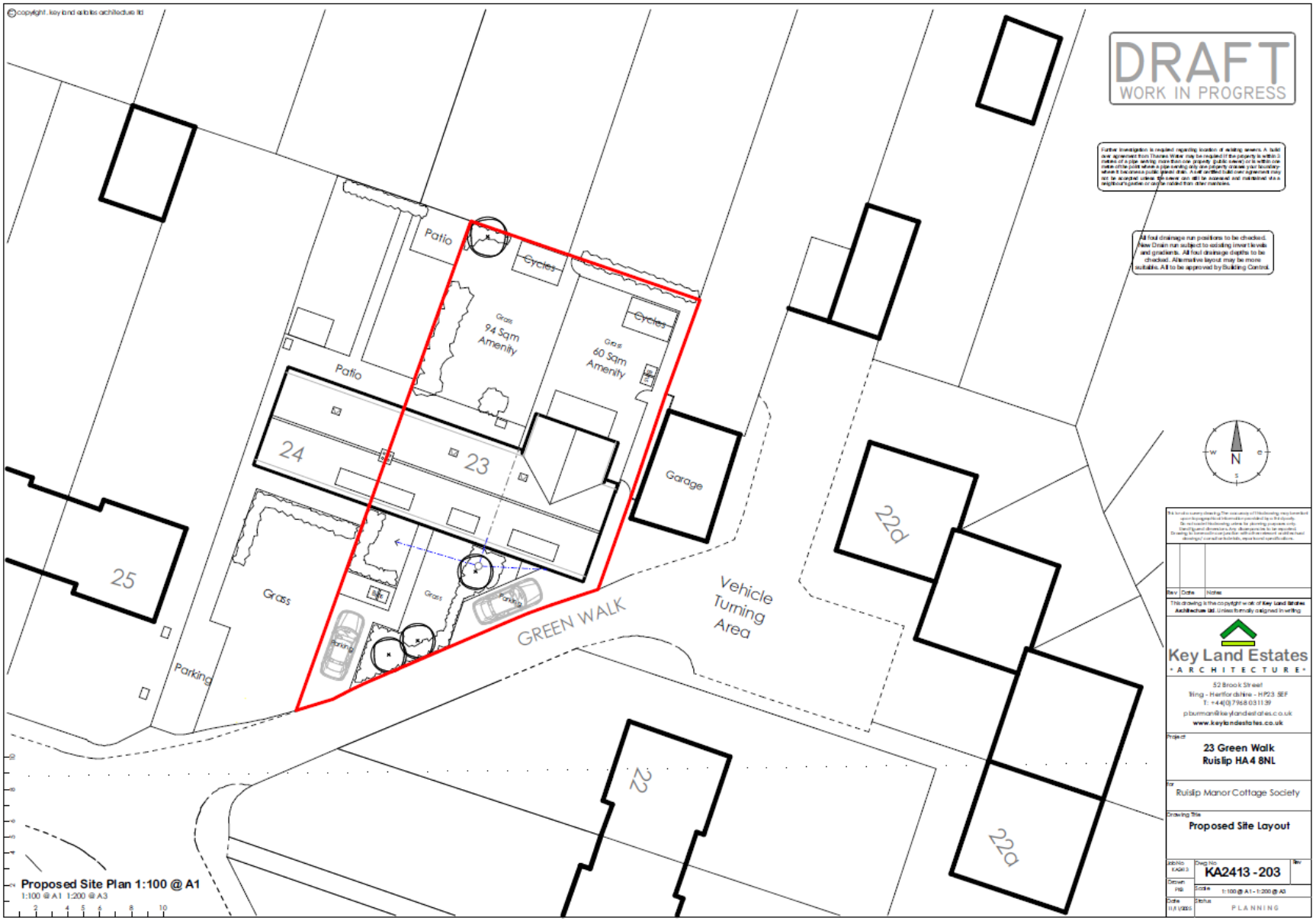

Figure 2: Proposed Site Plan (Key Land Estates, 2025)

APPENDIX II – SITE PHOTOGRAPHS

Plate 1. Front aspect and garden of 23 and 24 Green Walk.

Plate 2. Side entrance to 23 Green Walk.

Plate 3. Eastern garden area of 23 Green Walk.

Plate 4. Rear garden of 23 Green Walk.

Contact: Kirk Hardes

Telephone: 07568426464

Email: kirk@growing-native.co.uk