



**Biodiversity Net Gain Calculation at 42 The Larches,  
Uxbridge, UB10 0DL**

**Commissioned by Shoor Developments**

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# 1 Executive Summary

## 1.1 Proposed Development

The site is located at 42 The Larches, Uxbridge, UB10 0DL and covers an area of approximately 382m<sup>2</sup>. The site currently comprises a residential dwelling, private garden and hardstanding. The proposed development involves the construction of one additional residential dwelling, associated private garden, green roofs and driveway along with landscaping improvements.

## 1.2 Net Gain Calculation Method

A Biodiversity Net Gain (BNG) calculation was completed in April 2025 for the site, covering the entire proposal area. The calculation was undertaken using the Statutory Biodiversity Metric published by DEFRA in 2023.

The metric calculation incorporated data on habitat types and areas both before and after development, derived from the following sources:

- A Preliminary Ecological Assessment (PEA) conducted by Green Shoots Ecology on 11/04/2025.
- Pre-development habitat areas measured using QGIS and Google Earth based on the PEA habitat plan.
- Post-development habitat data supplied by the landscape architects, including planting plans and site layouts.
- The baseline value for the site was measured on 11/04/2025.

## 1.3 Result of Net Gain Calculation

The proposed development results in:

- A decrease of 0.02 Area-Based Habitat Units, from 0.06 to 0.04, achieving a net loss of 35.78%, which falls short of the mandatory 10% net gain requirement.

To meet the mandatory 10% BNG requirement, additional habitat creation or enhancement would be required, either onsite or offsite. Current shortfalls include the loss of Vegetated garden units, which requires compensation to address both trading rules and overall BNG compliance. The metric table details the shortfall and areas requiring intervention.

The metric table provides a detailed breakdown of habitats and linear features included in the calculation. Achieving the net gains stated above is dependent on the implementation of planting and habitat creation as shown in the client's submitted landscaping plan.

## 1.4 Discussion

The proposed development falls short of the mandatory 10% BNG requirement, with a 35.78% net loss in Area-Based Habitat Units. This is primarily due to the loss of vegetated garden habitat, which could not be adequately compensated for within the plans for the development.

Key elements of the proposal include:

- Retention of part of existing vegetated garden
- Creation of new vegetated garden
- Creation of green roof.

To achieve the required 10% BNG and satisfy the trading rules, the purchase of offsite units from a third party provider such as [www.gaiacompany.io](http://www.gaiacompany.io) is necessary. Specific shortfalls include **0.02 units of low distinctiveness habitat**, which are required to compensate for onsite losses. It is recommended that, where available, offsite units are purchased within the same LPA or a neighbouring one. Provided these units are purchased and recommendations made in this report are followed, the mandatory 10% BNG will be achieved and the trading rules satisfied.

## 2 Details of completion of the Metric

### 2.1 Factors to be included in calculation of the Metric

To complete a Biodiversity Net Gain calculation using the biodiversity metric, the following factors must be considered:

1. **Habitat Areas and Features:** The area of each habitat and the length of linear features, such as hedgerows, must be measured.
2. **Strategic Significance:** The habitat's strategic significance must be assessed as one of the following:
  - Within an area formally identified in a local strategy.
  - Ecologically desirable but not in a local strategy.
  - Not part of or compensating for any local strategy.
3. **Habitat Condition:** Each habitat parcel must be assessed against the Metric criteria and classified as poor, moderate, good. Habitats with no ecological value are not assigned a condition.

### 2.2 Compliance with BNG Guidance

The following statements confirm compliance of BNG methodology carried out for this report:

- The BNG hierarchy has been applied to this development, prioritising the avoidance of habitat loss, minimising impacts, whilst delivering on-site habitat creation and enhancement before considering off-site compensation.
- The BNG calculation follows statutory guidance, ensuring only eligible habitat creation, enhancement, and retention contribute to the net gain.
- The baseline assessment confirms no approved habitat degradation, ensuring transparency in the metric calculation.
- Where available, the LNR strategy informed the strategic significance of habitats. In its absence, significance was assessed based on ecological merit.
- The development avoids irreplaceable habitats, as none were present in site within the baseline habitats.
- Significant habitat creation and enhancement will be secured through planning conditions, once planning permission is granted, ensuring long-term biodiversity benefits.

### 3 Explanation of calculation of data included in the Metric

#### 3.1.1 Sources of information for the Metric

##### Pre-Development Habitats

Information was obtained from a Preliminary Ecological Assessment (PEA) conducted by Green Shoots Ecology in April 2025. Habitat types, conditions, and features were assessed based on observed species and site characteristics. QGIS and Google Earth were used to calculate the areas of each habitat parcel on-site.

##### Post-Development Habitats

Data on post-development habitats was sourced from:

- Landscape architects' habitat area details.
- Client-provided landscaping and planting plans.
- Tree survey plans and associated reports.
- Clients site DWG plans converted to QGIS shapefiles and used to calculate post-development habitat areas.

This information informed the assessment of habitats post-development.

#### 3.1.2 Details of data input into the Metric

The Statutory Biodiversity Net Gain Metric includes specific habitat types for selection. When a habitat does not precisely match the listed types or overlaps multiple categories, the Habitat Definitions Version 2.0 (2023) is used to identify the closest match. For a full breakdown of habitat areas refer to the BNG Metric Table. Details of assessment of habitats condition can be found Annex 3.

Areas and lengths were calculated using QGIS and landscaping plans provided by the client. Tree canopy areas were calculated using the BNG metric tree helper, QGIS and tree survey data.

**Table 1: Development Site - Details of information input for calculation of baseline habitat and hedgerow units**

Habitat type on metric table	Condition	Habitat details
Urban – Developed land; sealed surface	Not assessed	96m <sup>2</sup> area of buildings on site.
Urban – Vegetated garden	Not assessed.	284m <sup>2</sup> area of private vegetated garden on site. 138m <sup>2</sup> to be retained.

**Table 2: Development Site - Details of information input for calculation of added post-development habitat and hedgerow units**

<b>Habitat type on metric table</b>	<b>Condition</b>	<b>Habitat details</b>
<b>Urban – Developed land; sealed surface</b>	<b>Not assessed</b>	204m <sup>2</sup> area of buildings, patios and driveways.
<b>Urban – Vegetated garden</b>	<b>Not assessed.</b>	40m <sup>2</sup> area of vegetated garden to be created.
<b>Urban – Other green roof</b>	<b>Not assessed.</b>	6m <sup>2</sup> area of green roofs proposed on top of refuse and cycle stores.

## 4 References

Green Shoots Ecology (April 2025) - Preliminary Ecological Assessment of 42 The Larches, Uxbridge, UB10 0DL

DEFRA (2024) – The Statutory Biodiversity Metric

DEFRA (2024) – The Statutory Biodiversity Metric - User Guide

Defra (2024) – Statutory Biodiversity Metric Condition Assessment Sheets

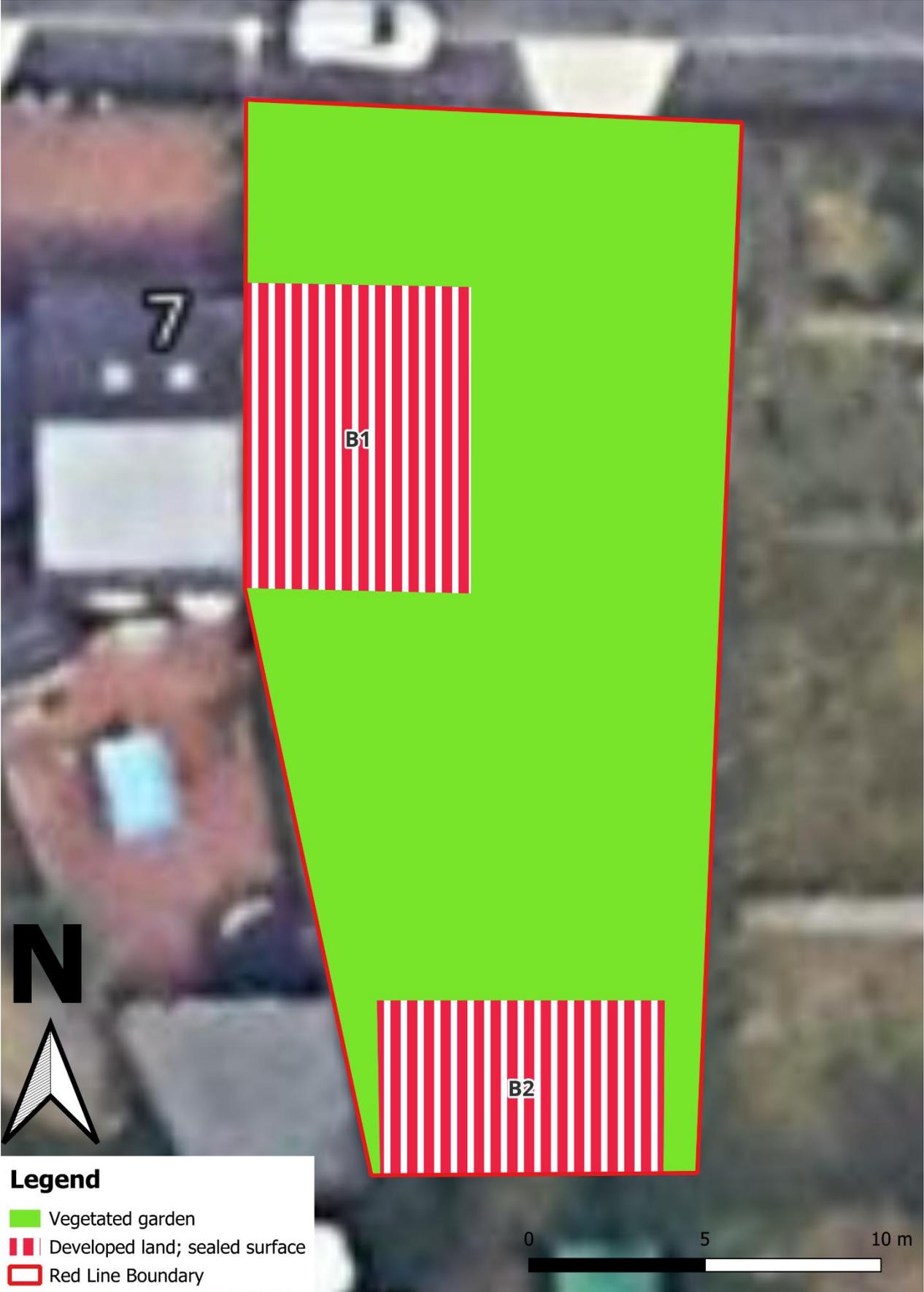
The UK Habitat Classification Working Group (2023) – Habitat Definitions Version 2.0

## 5 Annexes

**Annex 1 – Habitats Prior to Development**

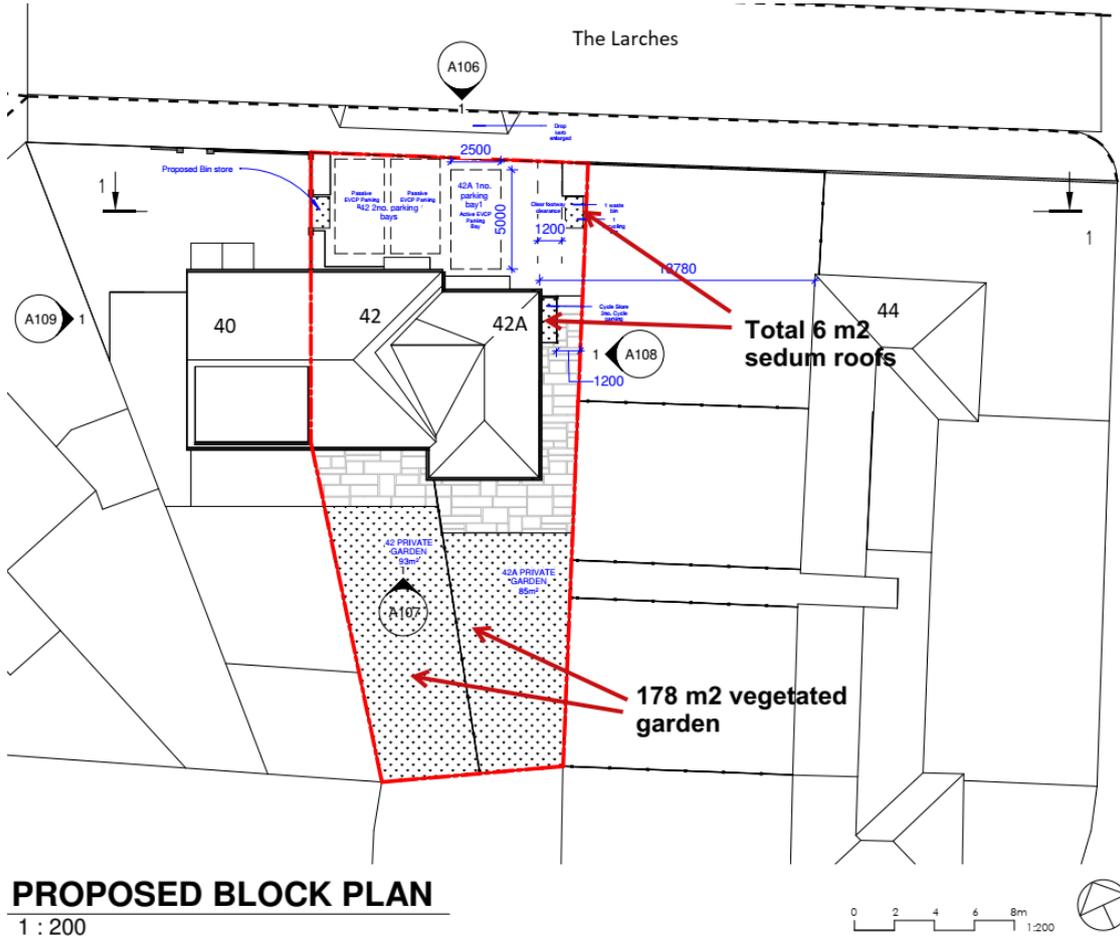
**Annex 2 – Habitats Post Development**

Annex 1 – Habitats Prior to Development



Map Data from Google

# Annex 2 – Habitats Post Development



11/11/2024	B	PLANNING	FS	FS
22/08/2024	A	ISSUED FOR PRE APP	FS	FS
DATE	REV	DESCRIPTION	CHK	APP
PURPOSE OF ISSUE PLANNING				
 www.smastudiolondon-barnet.com f.shawkat@smastudiolondon.com				
PROJECT 42 The Larches, Uxbridge UB10 0DL				
TITLE PROPOSED BLOCK PLAN				
CLIENT Shoor Developments Ltd				
DRAWN BY FS	CHECKED BY FS	DATE 22/08/24		
SCALE (@ A3) 1 : 200				
DRAWING NUMBER A103			REV B	