Ecology 4 U

Biodiversity Net Gain Report and Calculation

Site Address: 31 Manor Road, Hayes, Hillingdon, UB3 2DG

Local Planning Authority: London Borough of Hillingdon

Date: 26/05/2026

Ref: BNG/MR/Rev-

Revision	Description
Rev-	First issue

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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Contents:

1.0 Introduction 2
2.0 Existing Site & Baseline Habitats 2
3.0 Proposed Development & Habitat Classification 4
4.0 Designated Sites 5
5.0 Priority Habitats 5
6.0 European Protected Species 5
7.0 Biodiversity Impact Assessment 5
8.0 Conclusions & Recommendations 6

APPENDIX A – Baseline Habitat Plan
APPENDIX B – Proposed Habitat Plan
APPENDIX C – Designated Sites
APPENDIX D – Protected Species
APPENDIX E – Priority Habitat
APPENDIX F – Statutory BNG Metric

1.0 Introduction

The proposed works comprise the demolition of an existing conservatory and outbuilding, and new build of one attached dwelling with parking and landscaping (the Proposal), at 31 Manor Road, Hayes, Hillingdon, UB3 2DG (the Site). The Environment Act 2021 requires a Biodiversity Net Gain (BNG) calculation and report that demonstrates a net gain in habitats for wildlife of at least 10% from the baseline, following completion of the proposed development. This report assesses the BNG for this proposal.

1.1 Assessment

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.

2.0 Existing Site & Baseline Habitats

In accordance with the BNG requirements, we have assessed whether there has been habitat degradation since 30 January 2020. Google Earth satellite imagery from January 2020 shows no habitat degradation. There are seven trees on site with a DBH of under 300mm. In accordance with the BNG rules, they are not required to be included in the calculations, and so have not been shown on the habitat plan.

The baseline habitat comprises developed sealed land, developed unsealed land and vegetated garden.

The marked-up habitat plans for the existing Site are in Appendix A.

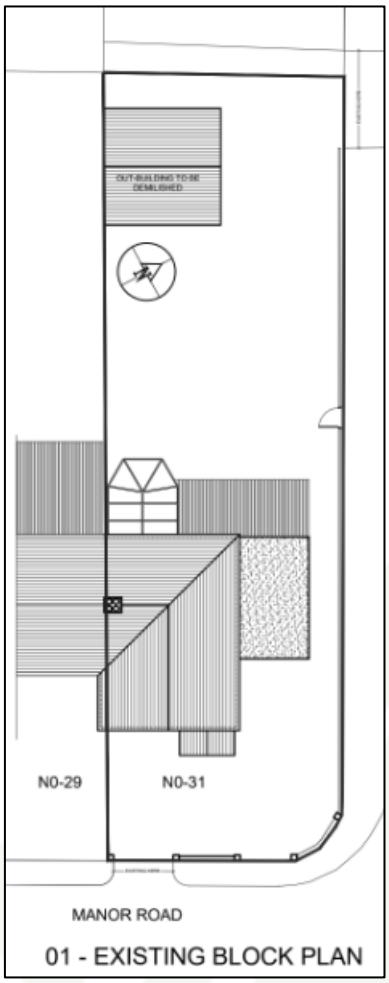


Fig. 1: Existing Plan – For scale drawings see Architects plans submitted with the planning application.
Note: See habitat plan for vegetation detail.

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3.0 Proposed Development & Habitat Classification

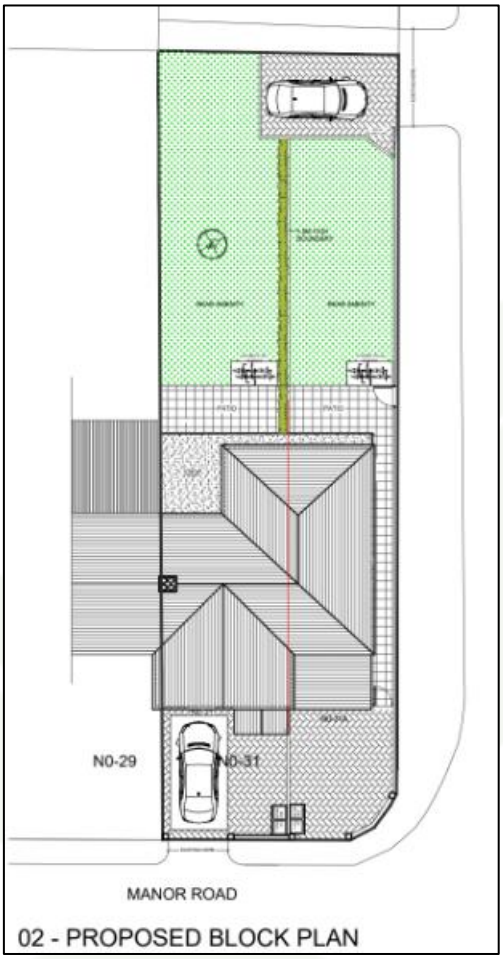


Fig 2: Proposed Block Plan – For scale drawings see architect plans submitted with the planning application. Note: See habitat plan for vegetation detail.

The proposed habitat plan is in Appendix B.

4.0 Designated Sites

We have used DEFRAs MagicMap to complete mapping for the Site and its surroundings. 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 (Appendix C).

5.0 Priority Habitats

There are no priority habitats on or within 500m of the Site. However, there are four areas of deciduous woodland just over 500m west of the Site. (Appendix D).

6.0 European Protected Species

There are no recorded Granted European Protected Species Applications on the Site (Appendix E).

7.0 Biodiversity Impact Assessment

The existing and proposed habitat data has been input into the DEFRA statutory Metric – Please see Appendix F for the full metric details.

Site Name		31 Manor Road, Hayes, Hillingdon, UB3 2DG
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	*Area habitat units*	0.0114
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	*Area habitat units*	0.0241
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	*Area habitat units*	0.0127 ✓
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	*Area habitat units*	111.74% ✓
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Fig. 3: Headline Results

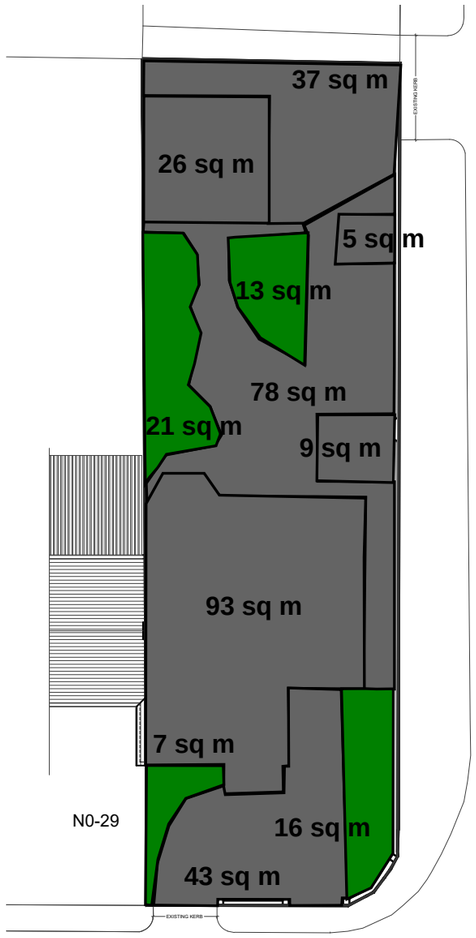
7.1 Results

The metric calculates that the post-development habitat unit change is:

- Habitat Units: 0.0127 or 111.74%

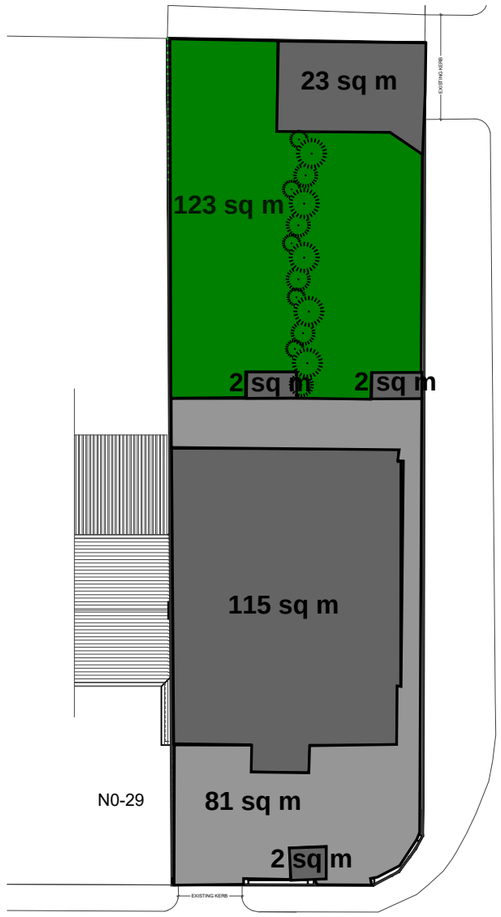
8.0 Conclusions & Recommendations

The current proposal does meet the minimum 10% Biodiversity Net Gain local authority requirement for planning.



01 - EXISTING BLOCK PLAN

SCALE 1:250 0 1 2m 3 4 5m Scale



02 - PROPOSED BLOCK PLAN

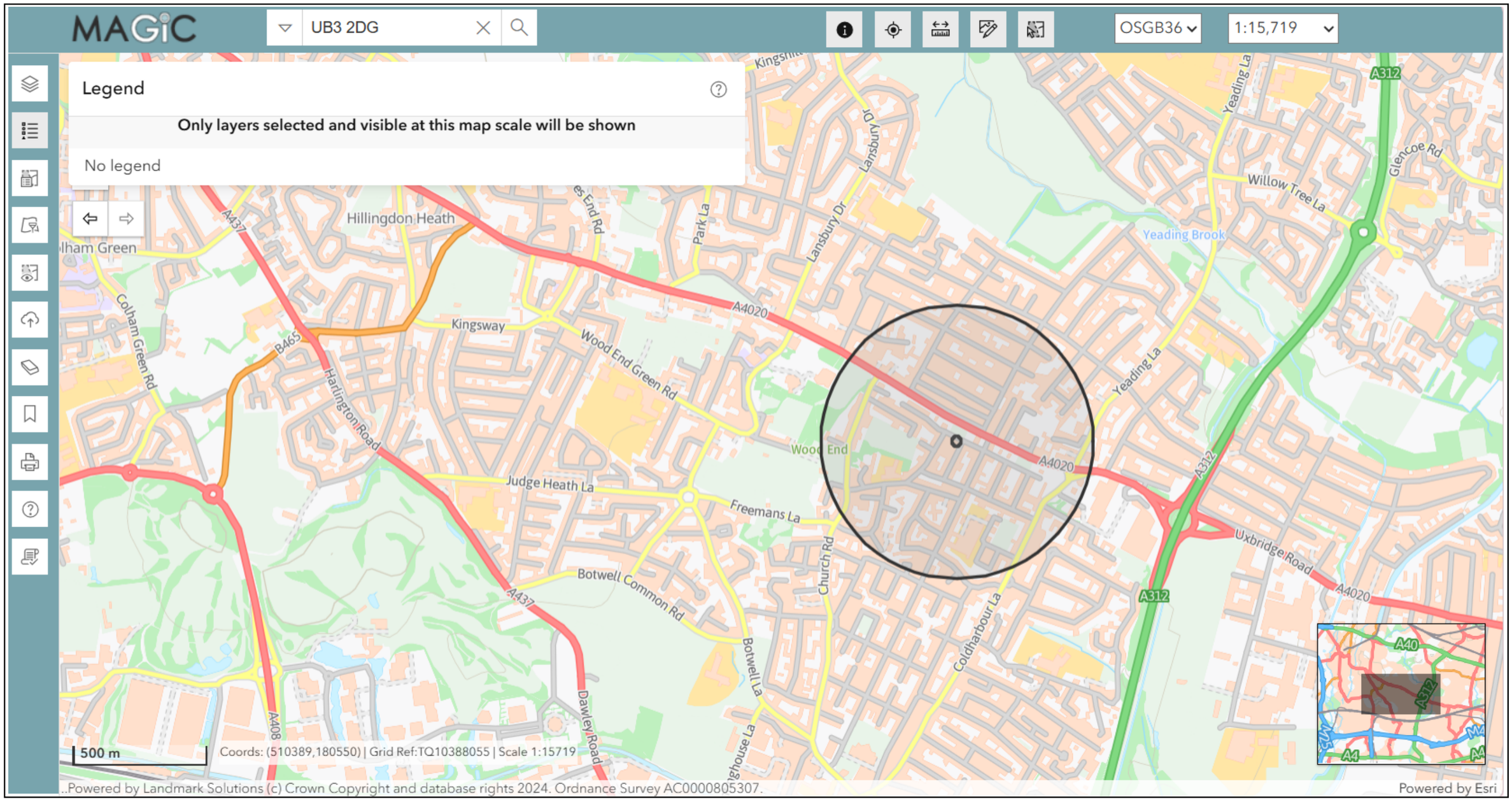
SCALE 1:250 0 1 2m 3 4 5m Scale

KEY

- **VEGETATED GARDEN**
- **DEVELOPED SEALED**
- **UNVEGATATED UNSEALED**

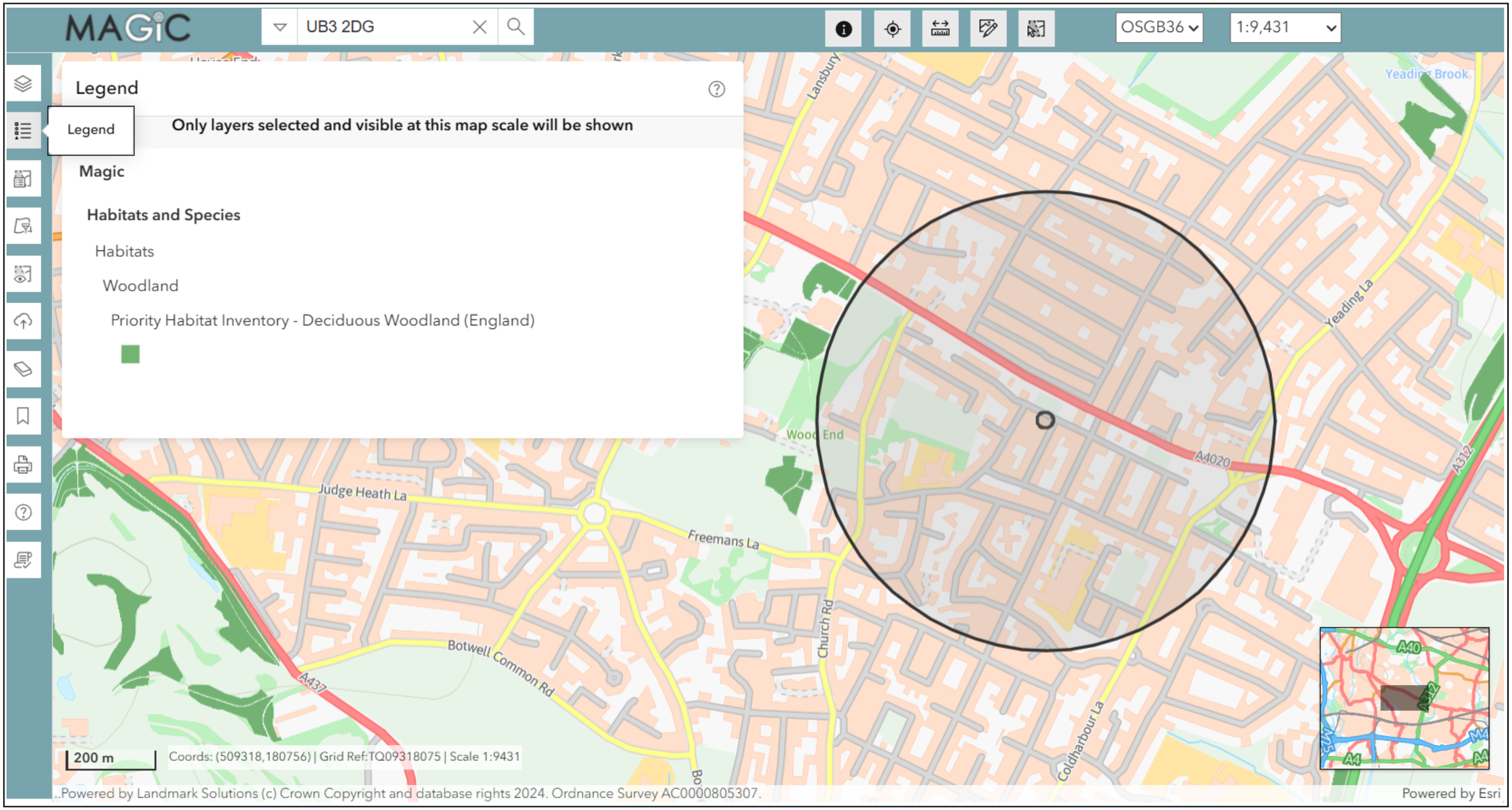
EXISTING AND PROPOSED HABITAT PLANS 1:250 @ A3	31 MANOR ROAD	Ecology 4 U

APPENDIX C



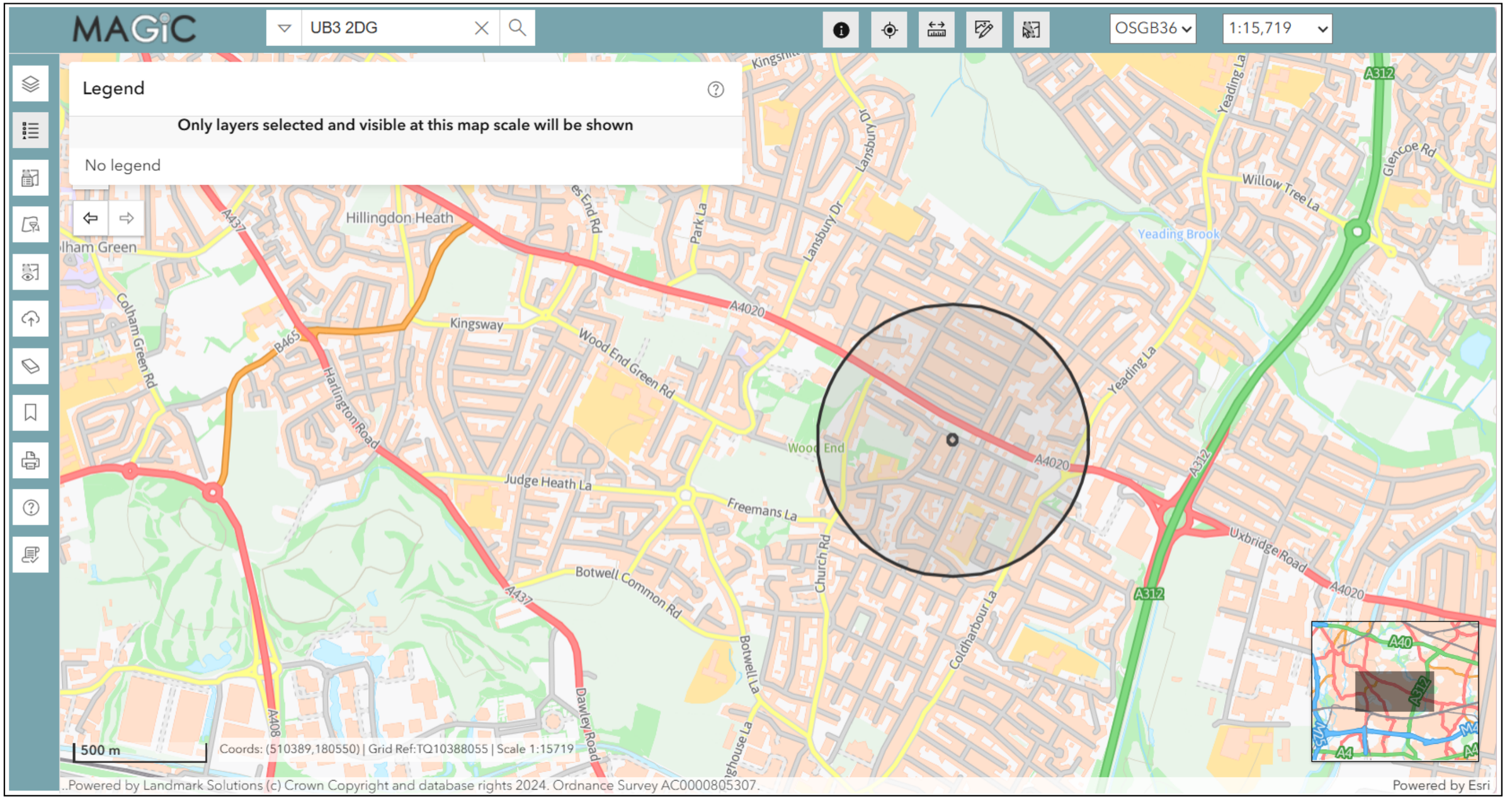
Magic Map 2025 - Designated Sites

APPENDIX D



Magic Map 2025 - Priority Habitat

APPENDIX E



Magic Map 2025 - Protected Species

APPENDIX F - SMALL SITES METRIC

PLEASE SEE ACCOMPANYING EXCEL DOCUMENT VERSION 1.2.3 - JULY 2025