

H Knowles
Turley
The Pinnacle
20 Tudor Road
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RG1 1NH

7 March 2023

Our ref: A1143.004_let026012023

Dear Hannah

Henley Road, Caversham

Thank you for asking me to undertake a habitat value calculation for Henley Road, Caversham. The accompanying DEFRA Metric 3.1 has been used to calculate biodiversity losses and gains for terrestrial habitats on the site. To assess predevelopment baseline conditions, I have referred to the Extended Phase 1 Ecological Survey (Crossman Associates, December 2021)

For post development areas I have referred to the proposed site plan Proposed site plan by Bowman Riley (reference 8466) and I am grateful for the areas and measurements that have been provided.

Baseline and post-development habitats and areas are shown in Figure 1 and Figure 2, Appendix I.

Biodiversity Net Gain Assessment

The following section provides a systematic review of the input information, rationalising the habitat categories and their condition chosen from the drop-down menus of the BIA calculator. Condition sheets for baseline conditions are included in Appendix II.

Table 1: Site Habitat Baseline (Pre-development)

Broad habitat	Habitat type	Area (Ha)
Urban	Developed land; sealed surface	0.1913
Grassland	Modified grassland	0.2875
Urban	Introduced shrub	0.08
Urban	Urban Tree	0.04
Sparsely vegetated land	Ruderal/Ephemeral	0.02
Heathland and shrub	Bramble scrub	0.0205
Urban	Un-vegetated garden	0.02
		0.6593

Table 2: Site Habitat Creation (Post-development)

Broad habitat	Habitat type	Area (Ha)
Urban	Developed land; sealed surface	0.2672
Urban	Introduced shrub	0.0921
Grassland	Modified grassland	0.066
Urban	Urban tree	0.07
Grassland	Other neutral grassland (wildflower grassland)	0.0706
Urban	Intensive green roof	0.0134
Heathland and shrub	Mixed scrub (native shrub planting)	0.08
		0.6593

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Table 3: Site Hedgerow Baseline (Post-development)

Hedgerow type	Length (km)
Hedgerow (Ornamental non native)	0.13

Table 4: Site Hedgerows (Post-development)

Hedgerow type	Length (km)
Native (species rich)	0.16

Table 5: results summary

Site baseline	Habitat units	1.75
	Hedgerow units	0.13
Site post development	Habitat units	2.04
	Hedgerow units	1.07
Net % change	Habitat units	+16.41%
	Hedgerow units	+723.95%

In summary, the DEFRA 3.1 Biodiversity Impact Assessment Calculator indicates that the development will result in a net gain.

In order to ensure that the net gain will be achieved, it is recommended that a Landscape Ecological Management Plan is conditioned as part of the planning consent.

Please let me know if you need any additional information

Yours faithfully



Alex Crossman BSc (Hons) MCIEEM
Managing Director