

Project details	
Planning authority:	Reading Borough Council
Project name:	Reading Golf Club
Applicant:	Fairfax Acquisitions Ltd
Application type:	
Planning application reference:	
Assessor:	Owen Crawshaw BSc (Hons) MCIEEM
Reviewer:	
Metric version:	Revised Submission 1.1
Assessment date:	28/10/2021
Planning authority reviewer:	

Cell style conventions

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A-1 Site Habitat Baseline												
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	Habitats and areas			Distinctiveness		Condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline
Ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units
1	Grassland	Modified grassland	11	Low	2	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness or better habitat required	25.30
2	Grassland	Other neutral grassland	0.06	Medium	4	Good	3	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.83
3	Urban	Developed land; sealed surface	0.48	V.Low	0	N/A - Other	0	Within area formally identified in local strategy	High strategic significance	1.15	Compensation Not Required	0.00
4	Urban	Artificial unvegetated, unsealed surface	0.28	V.Low	0	N/A - Other	0	Within area formally identified in local strategy	High strategic significance	1.15	Compensation Not Required	0.00
5	Grassland	Other neutral grassland	0.04	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.18
6	Woodland and forest	Lowland mixed deciduous woodland	0.15	High	6	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same habitat required	2.07
7	Heathland and shrub	Bramble scrub	0.08	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.37
8	Urban	Urban Tree	0.06	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.55
9	Urban	Urban Tree	0.14	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	1.29
10	Urban	Urban Tree	0.07	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.32
11	Urban	Urban Tree	0.07	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.32
12	Urban	Urban Tree	0.12	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	1.10
13	Urban	Urban Tree	0.08	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	0.74
14	Urban	Urban Tree	0.16	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	1.47
15	Urban	Urban Tree	0.19	Medium	4	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same broad habitat or a higher distinctiveness habitat required	1.75

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		Assessor comments	
1.1	0.3	2.53	0.69	9.60	22.08			
		0.00	0.00	0.06	0.83			
		0.00	0.00	0.48	0.00			
		0.00	0.00	0.28	0.00			
		0.00	0.00	0.04	0.18			
0.18		2.07	0.00	0.00	0.00			
		0.00	0.00	0.08	0.37			
0.02		0.18	0.00	0.04	0.37		Tree line 1 - 4 small, 6 medium, 3 large specimens - 2 large retained	
0.13		1.20	0.00	0.01	0.09		Tree line 2 - 18 small, 20 medium, 5 large specimens - 18 medium and 5 large retained	
0.01		0.05	0.00	0.06	0.28		Tree line 3 - 2 small, 17 medium specimens - 2 medium retained	
		0.00	0.00	0.07	0.32		Tree line 4 - 3 small, 12 medium, 2 large - no specimens retained	
0.06		0.55	0.00	0.06	0.55		Tree line 5 - 8 small, 22 medium, 2 large - 10 medium and 2 large retained	
0.04		0.37	0.00	0.04	0.37		Tree line 6 - 9 small, 10 medium, 3 large - 1 small, 4 medium and 2 large retained	
0.1		0.92	0.00	0.06	0.55		Tree line 7 - 7 small, 30 medium, 3 large - 17 medium and 3 large retained	
0.14		1.29	0.00	0.05	0.46		Tree line 8 - 6 small, 24 medium, 8 large - 1 small, 18 large and 7 large retained	

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A-3 Site Habitat Enhancement

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Post development/ post intervention habitats										
Habitat (Pre-Populated but can be overridden)	Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance		
	Distinctiveness change	Condition change						Strategic significance	Strategic significance	Strategic position multiplier
Modified grassland	Low - Low	Poor - Good	0.3	Low	2	Good	3	Within area formally identified in local strategy	High strategic significance	1.15
			0.30							

Temporal risk multiplier						Difficulty risk multipliers				Habitat units delivered	Comments	
Standard time to target condition/years	Habitat enhanced in advance/years	Delay in starting habitat enhancement/years	Standard or adjusted time to target condition	Final time to target condition/years	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied		Assessor comments	Reviewer comments
15			Standard time to target condition applied	15	0.586	Low	Standard difficulty applied	Low	1	1.50	Grassland associated with retained trees enhanced and incorporated with surrounding areas of species-rich grassland	
										1.50		

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B-2 Site Hedge Creation

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		Proposed habitats		Habitat distinctiveness		Habitat condition		Strategic significance			Temporal multiplier		
Baseline ref	New hedge number	Habitat type	Length km	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years
1		Native Species Rich Hedgerow	0.49	Medium	4	Good	3	Within area formally identified in local strategy	High strategic significance	1.15	12		
2													
3													
4													
5													
6													
			0.49										

Temporal multiplier			Difficulty risk multipliers				Hedge units delivered	Comments	
Standard or adjusted time to target condition	Final time to target condition/years	Final Time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		Assessor comments	Reviewer comments
Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	4.41		
							4.41		

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Headline Results

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On-site baseline	Habitat units	36.29
	Hedgerow units	8.89
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	40.69
	Hedgerow units	13.30
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	12.10%
	Hedgerow units	49.61%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	4.39
	Hedgerow units	4.41
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	12.10%
	Hedgerow units	49.61%
	River units	0.00%
Trading rules Satisfied?	Yes	

B-1 Site Hedge Baseline

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Baseline ref	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline
	Hedge number	Hedgerow type	Length KM	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		Total hedgerow units
1	H1	Native Species Rich Hedgerow with trees	0.33	High	6	Good	3	Within area formally identified in local strategy	High strategic significance	1.15	Like for like or better	6.83
2	H2	Native Hedgerow	0.03	Low	2	Good	3	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.21
3	H3	Native Hedgerow with trees	0.03	Medium	4	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Like for like or better	0.14
4	H4	Hedge Ornamental Non Native	0.33	V.Low	1	Poor	1	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.38
5	LoT1	Line of Trees	0.14	Low	2	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.64
6	LoT2	Line of Trees	0.15	Low	2	Moderate	2	Within area formally identified in local strategy	High strategic significance	1.15	Same distinctiveness band or better	0.69
7												
8												
9												
10												
11												
			1.01									
												8.89

Retention category biodiversity value						Comments	
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
0.33		6.83	0.00	0.00	0.00		
0.03		0.21	0.00	0.00	0.00		
0.03		0.14	0.00	0.00	0.00		
0.33		0.38	0.00	0.00	0.00		
0.14		0.64	0.00	0.00	0.00		
0.15		0.69	0.00	0.00	0.00		
1.01	0.00	8.89	0.00	0.00	0.00		

