

Circuit Lane, Reading

Biodiversity Net Gain Assessment Mr S. Knight

16th May 2024

Document Control

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Planning portal data

The pre-development biodiversity value of habitats on site was	0.06
The post-development biodiversity value of habitats on site was	0.14
The date the pre-development biodiversity value of on-site habitats was calculated on	16/05/2024
When was the version of the biodiversity metric used published	15/03/2024

1.0 Introduction

It is proposed to clear the existing Site and build four houses with gardens and driveways. The existing habitats on site are predominantly u1d - developed land, sealed surface and g4 – modified grassland, see Figure 1, below.

A UKHab 2.0 habitat survey of the grassland on Site was completed on the 1st May 2024 following the current best practice guidelines.

This Biodiversity Net Gain (BNG) assessment has been completed to confirm whether the proposed design for the Site will have a positive or negative impact on habitat diversity within the Site area.

2.0 Methodology

A UKHab 2.0 habitat survey of the Site was undertaken with reference to the Institute of Environmental Assessment's Guidelines for Baseline Ecological Assessment (IEA, 1997) and the Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (IEM, 2012).

A Biodiversity Net Gain (BNG) calculation was completed. Using the Statutory Biodiversity Net Gain Metric - <https://www.gov.uk/government/collections/biodiversity-net-gain>.

This assessed the biodiversity of the Site prior to development, see Figure 1 above, accounted for habitat features removed as part of the development and habitat features created as part of the development.

3.0 Limitations

There were no limitations to the habitat assessment of the Site.

4.0 Results

The total area of the Site was 1424 metres square.

Table 1, Site areas

Site reference	Sub-site area (m2)
1	1424

The baseline habitats recorded on Site are set out in table 2.

Table 2, Areas of baseline habitat recorded.

Broad habitat	Habitat type	Area (m2)
Grassland	Modified grassland	101
Urban	Developed land, sealed surface	240
Urban	Artificial unvegetated, unsealed surface	1059
Woodland	Other woodland, mixed	24
Total area		1424

As part of the proposed scheme the following habitats have been lost, see Table 3.

Table 3, Areas of baseline habitat lost.

Broad habitat	Habitat type	Area (m2)
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Grassland	Modified grassland	101
Urban	Developed land, sealed surface	240
Urban	Artificial unvegetated, unsealed surface	1059
Woodland	Other woodland, mixed	24
Total area		1424

As part of the development the following habitats will be created, see Table 4.

Table 4, Areas of habitat created

Broad habitat	Habitat type	Area (m2)
Urban	Developed land, sealed surface	321
Urban	Artificial unvegetated, unsealed surface	510
Grassland	Modified grassland	500
Woodland	Other woodland, mixed	93
Total area created		1424

The woodland should be composed of at least five of the following species: field maple, holly, mountain ash, bird cherry, common oak, wayfaring tree, beech.

5.0 Summary

Based on these data the proposed project will yield a 155.26% increase in habitat units, see Figure 2 below for the results output of the Statutory Small Sites Biodiversity Net Gain Metric.

Figure 2, Statutory Biodiversity Net Gain Results for the Proposed Development

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Headline Results

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On-site baseline	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.14	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.09	155.26%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Ensure bespoke compensation has been agreed where stated ▲			
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.09	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	155.26%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		