



Waterfront Square, Reading

Berkshire

Biodiversity Net Gain (BNG) Report

Prepared For: Packaged Living

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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Executive Summary

Introduction	The Environment Partnership (TEP) were commissioned by Packaged Living to undertake a Biodiversity Net Gain (BNG) assessment of a proposed planning application for residential development. The Statutory Biodiversity Metric has been used for this assessment.
Surveys Undertaken	▶ Ecological Impact Assessment (including desk study) - TEP 2024 (TEP Ref: 10179.002) ▶ Preliminary Tree Survey Schedule – Cheshire Woodlands 2023
Baseline Conditions	There are no key constraints to the site; the Chilterns Area of Outstanding Natural Beauty (AONB) is located approximately 2.6km north-west of the Scheme and of the 10 non-statutory designated sites within 2km of the Scheme, the nearest are The Coal, Kennetmouth and Kings Meadow East Local Wildlife Site (LWS) located approximately 850m east and Cow Lane Depot LWS located approximately 960m south-west of the Scheme. The site itself comprises predominantly hardstanding and an existing building, with limited areas of introduced shrub, amenity grassland and scattered trees. The River Thames falls within 10m of the Site boundary. No impacts are anticipated upon the River Thames, or the riparian zone and the baseline condition is unlikely to change post-development. Therefore, it is considered disproportionate to undertake a River Condition Assessment (RCA) survey, given the minimal changes on site in relation to the size of the river, and the fact the survey would be subject to limitations and no change would be anticipated as a result of the proposals. Therefore, an RCA has not been undertaken, and watercourse units have been scoped out of this assessment.
Post Development Habitats	Habitats being created as part of the Scheme design include: rain garden; ground level planters; introduced shrub; urban trees; biodiverse green roof and other green roof.
Change in Ecological Value	There is a net gain of 12.28% which equates to 0.12 Biodiversity Units (BU) for area-based habitats. A result of Not Applicable is returned for linear habitats, although a net gain of 0.12 BU is achieved (this is because a hedgerow percentage will not show as there is no hedgerow within the baseline to gauge comparison). The Trading Rules are satisfied.

A detailed 30-year management and monitoring plan will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.

This Executive Summary is not a substitute for the full report. Refer to the full text of this report for further detail.

1.0 Introduction

Commission

- 1.1 The Environment Partnership (TEP) were commissioned by Packaged Living to undertake a Biodiversity Net Gain (BNG) assessment of a proposed planning application for residential development; hereafter referred to as the "Scheme".
- 1.2 The Statutory Biodiversity Metric published by Defra¹ has been used to assess the net gain output.

Background

- 1.3 TEP have also been commissioned to undertake an Ecological Impact Assessment (EclA) of the Scheme, which will be submitted in support of the planning application (TEP Ref: 10179.002).

Relevant Legislation

- 1.4 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act (TCPA) 1990 (as inserted by Schedule 14 of the Environment Act 2021)². A 10% net biodiversity net gain requirement is mandatory under the Environment Act 2021 for major and minor developments made under the TCPA 1990, subject to the confirmed exemptions. The 10% net gain is expected to become mandatory for Nationally Significant Infrastructure Projects in November 2025.
- 1.5 The BNG Regulations most directly relevant to planning are:
 - The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 - commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions;
 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024 - prescribe exemptions for categories of development to which BNG does not apply;

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

² Environment Act 2021, 2021 CHAPTER 30 - <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 which set out the modifications for irreplaceable habitat; and
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

1.6 National Planning Policy Guidance for BNG³ details the statutory framework for net gain and advises how BNG should be applied through the planning process, including:

- consideration of the Biodiversity Gain Hierarchy⁴ during site selection and design, prior to submission of a planning application
- conformance with National Planning Policy Framework 2023 (NPPF) and the mitigation hierarchy;
- how the Biodiversity Gain Objective of at least 10% gain should be proven using the statutory biodiversity metric⁵;
- advice regarding exemptions and examples of de minimis exemptions;
- approval of a Biodiversity Gain Plan once planning permission has been granted; and
- enforcement and monitoring.

1.7 The Biodiversity Gain Hierarchy is distinct from the mitigation hierarchy. The Biodiversity Gain Hierarchy sets out a list of priority actions (which are not applicable to irreplaceable habitats):

- In relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

³ Guidance Biodiversity net gain - <https://www.gov.uk/guidance/biodiversity-net-gain>

⁴ As set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

⁵ Guidance Calculate biodiversity value with the statutory biodiversity metric <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

- In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

1.8 The mitigation hierarchy is set out in the NPPF at Paragraph 186(a)⁶, which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be:

1. avoided (through locating on an alternative site with less harmful impacts);
2. adequately mitigated; or, as a last resort,
3. compensated for.

Local Policy

1.9 The Reading Borough Council Local Plan was adopted by Reading Borough Council in November 2019 and will guide development in Reading up to 2036⁷. The following policies are of relevance to biodiversity:

- Policy EN11 – Waterspaces;
- Policy EN12 – Biodiversity and The Green Network;
- Policy EN13 – Major Landscape Features and Areas of Outstanding Natural Beauty; and
- Policy EN14 – Trees, Hedges and Woodland.

1.10 There are no specific references to a target requirement of biodiversity net gain within the Local Plan, with Policy EN12 stating that “*on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.*” Therefore, it is expected that the mandatory 10% net gain has been adopted for this development. The strategy enforces that developments present no net loss and 10% net gain of biodiversity following the completion of planning projects and that planning applications can only be granted if the planning officer has received evidence that measurable net gains of biodiversity will be met.

⁶ NPPF Paragraph 186(a) <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>

⁷ [Local_Plan_Adopted_November_2019.pdf](#) (reading.gov.uk)

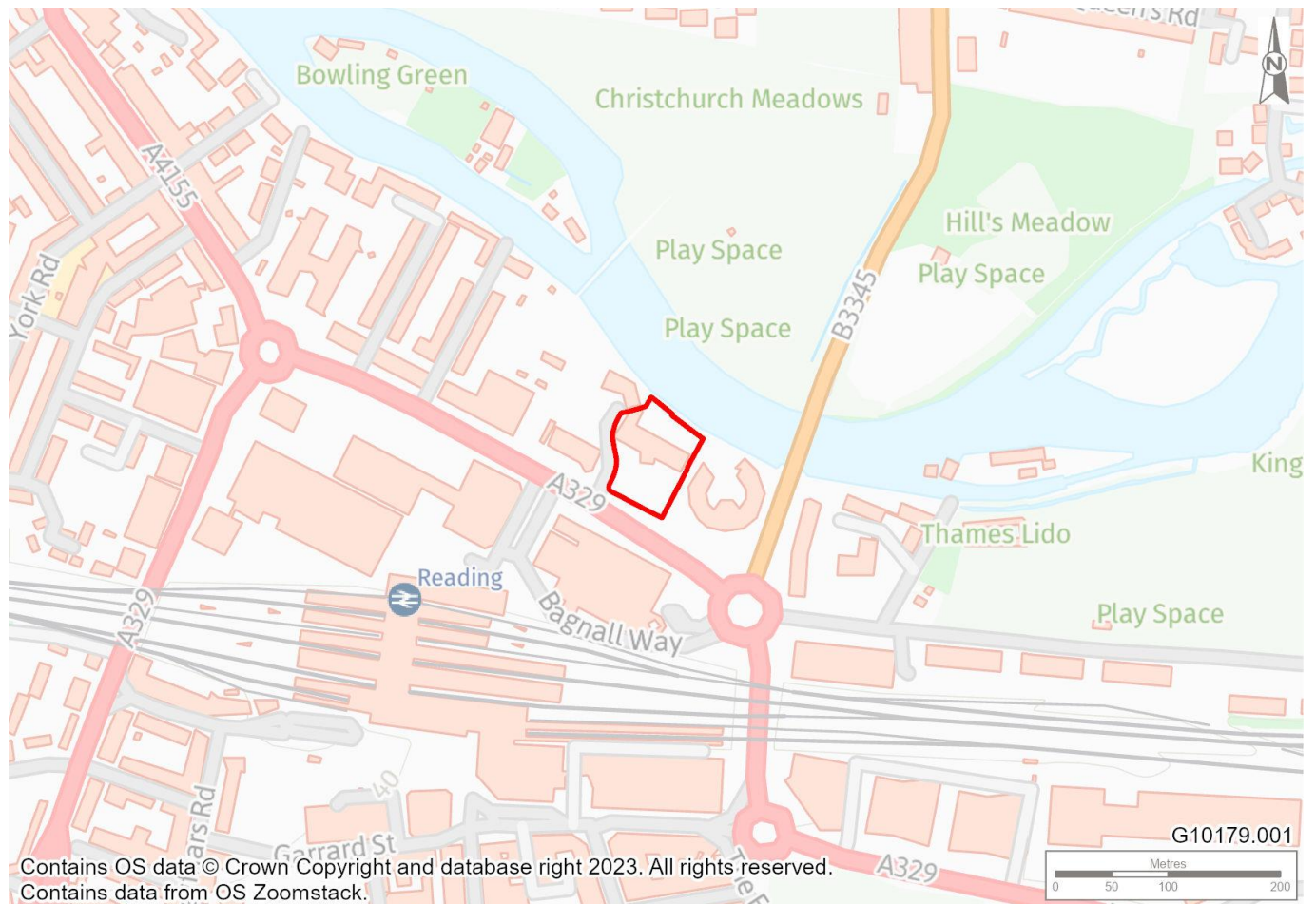
- 1.11 Furthermore, Policy EN14 states that “new development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or of-site in appropriate situations, to improve the level of tree coverage within the Borough.” Policy EN14 is further supported by the Reading Tree Strategy (172 b)⁸ which sets out the approach to the planting, management, and maintenance of trees in Reading.

Site Description

- 1.12 The footprint of the Scheme boundary measures approximately 0.54ha and lies to the south of the River Thames in the centre of Reading, Berkshire (Figure 1). The Scheme is bordered by the River Thames to the north, Vastern Road to the south, and residential and commercial development to the east and west.
- 1.13 A Landscape Management Plan may also be required to support the planning application, unless the Local Planning Authority has indicated that this document can be conditioned.

⁸ *Reading Borough Council Tree Strategy, March 2021*

Figure 1: Location of Scheme



Proposed Development

- 1.14 A planning application was submitted in July 2024 for the demolition of the existing building known as Norman Place and for the provision of circa 250 Build to Rent (BtR) residential units, with associated car parking and landscaping.

Objectives

- 1.15 This report details the ecological surveys undertaken to establish a baseline position, and what the anticipated impacts are.
- 1.16 The aims of this report are to:
- Set out the methods used to assess the habitat baseline of the Scheme.

- Set out the methods and assumptions used to assess the post development habitat scoring of the Scheme.
- Determine if the BNG Objective (at least 10% gains) is delivered as a result of the Scheme designs and any offsetting proposed;
- Identify any outstanding BNG shortfalls and how these will be overcome to deliver the BNG Objective; and
- Demonstrate how the BNG good practice principals for development have been addressed.

2.0 Methods

Ecological and Survey Reference Documents

- 2.1 To support this assessment, the following survey reports were reviewed:
- Ecological Impact Assessment – TEP 2024 (TEP Ref: 10179.002); and
 - Preliminary Tree Survey Schedule – Cheshire Woodlands 2023⁹.

Survey Methods

Desk Study

- 2.2 Information regarding planning policies, historic species records and protected sites was collated from a variety of sources. Internationally significant statutory wildlife sites were searched for within protected sites within 10km of the Scheme. Nationally and regionally/locally significant statutory wildlife sites were searched for within 5km and 2km of the Scheme, respectively, and non-statutory designations were searched for within 2km of the Scheme.
- 2.3 The potential presence of irreplaceable habitats¹⁰ was reviewed using Natural England's Priority Habitat Inventory layers and other open source data available to view on Magic¹¹.

Phase 1 Habitat Survey

- 2.4 The updated Phase 1 habitat survey was undertaken by a suitably qualified and experienced TEP Ecologist on 15th May 2024 using the standard JNCC Phase 1 habitat assessment method (2010)¹². This method records the habitat types present in and immediately surrounding the Scheme, based on the JNCC descriptions. Plant species

⁹ Preliminary Tree Survey Schedule (December 2023) Cheshire Woodlands, Ref: CW/11307-SS

¹⁰ Irreplaceable habitats include: ancient woodland; ancient and veteran trees; blanket bog; limestone pavements; coastal sand dunes; spartina saltmarsh swards; mediterranean saltmarsh scrub; lowland fens - <https://www.gov.uk/guidance/irreplaceable-habitats>

¹¹ www.magic.gov.uk

¹² JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

are identified in accordance with Stace (2010)¹³ and recorded as target notes using the DAFOR scale¹⁴.

UK Habitat Classification Conversion

- 2.5 Phase 1 habitat results were converted to UK Habitat classification code with reference to the UK Hab conversions provided in the 'Technical Data' button in the calculation tool of the Statutory Biodiversity Metric, the UK Habitat Classification - Habitat Definitions¹⁵ and the UK Habitat Classification Field Key¹⁶.

Condition Assessment

- 2.6 Condition assessment surveys of the habitats present pre-development were undertaken by a suitably experienced Ecologist. The condition assessments were undertaken using guidance presented in the Statutory Biodiversity Metric User Guide¹⁷ and the Statutory Biodiversity Metric condition assessments¹⁸.

Arboriculture Survey

- 2.7 An initial arboricultural survey for the Scheme was carried out by Cheshire Woodlands in December 2023 and subsequent Preliminary Survey Schedule report produced⁹. The surveys were completed by inspection from ground level in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations (Ref 7-20)". The Standard provides a categorisation method to "identify the quality and value (in a non-fiscal sense) of the existing tree stock, to allow informed decisions to be made concerning which trees should be removed or retained in the event of development occurring".

13 Stace, C. (2010) New Flora of the British Isles. 3rd Ed. Cambridge University Press

14 DAFOR = Dominant, Abundant, Frequent, Occasional & Rare

15 Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification - Habitat Definitions V1.1 at <http://www.ukhab.org/>

16 UK Hab Field Key V2.1 September 2020

17 Statutory biodiversity metric: *user guide* (February 2024)

18 Statutory biodiversity metric: *condition assessments* (February 2024)

- 2.8 The method places trees and groups of trees into one of four quality categories and provides guidance on the integration and protection of trees during construction.
- 2.9 The presence of Tree Preservation Orders have also been ascertained.

BNG Assessment

- 2.10 The Scheme was assessed in July 2024 using the Statutory Biodiversity Metric calculator tool¹⁹ and condition assessments following the User Guide.
- 2.11 The Statutory Biodiversity Metric is a tool designed to enable developers to measure the change in biodiversity across their site. It determines if there will be a net gain, net loss or no net loss of biodiversity following completion of their development and any subsequent management regime.
- 2.12 To calculate the change in biodiversity across the site, a site survey is undertaken by a suitably qualified Ecologist to determine the habitats present on site, their location, size, and condition. This information is then digitised, and the resulting information fed into the Statutory Biodiversity Metric.
- 2.13 The principles of biodiversity net gain as set out in the BNG Good Practice Guidelines²⁰ have been considered throughout this process.

Determining Strategic Significance

- 2.14 Strategic significance was determined through a thorough desktop review of local planning policy and other relevant documentation. The desk-based assessment provides full details of local policy and legislation covering the site. This includes biodiversity policies and the policies map within the Reading Borough Council Local Plan⁷.
- 2.15 For the purpose of the BNG Assessment particular reference has been paid to the relevant green infrastructure and other ecology specific policies including:
- Policy EN11 – Waterspaces;
 - Policy EN12 – Biodiversity and The Green Network; and

¹⁹ Statutory biodiversity metric: *calculation tool (macro enabled)*

²⁰ CIEEM, IEMA & CIRIA (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide

■ Policy EN13 – Major Landscape Features and Areas of Outstanding Natural Beauty.

- 2.16 Consideration has also been given to the location of Local Wildlife Sites, as well as county wide and nationally designated wildlife sites, specifically where they are referenced in local policy as providing important connectivity.
- 2.17 Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement. Strategic significance will be high if the habitat location is identified in local plans, strategies, or policies. Medium strategic significance should be used where habitat was deemed ecologically desirable for a particular habitat type such as acting as a wildlife corridor or buffer.
- 2.18 When assigning high, medium, and low strategic significance to habitats in both the baseline and the post development calculations for this Scheme, the lack of proximity to high ecological value areas such as local wildlife sites, and the lack of ecologically valuable habitats ascertains that all habitats on the site were assigned low strategic significance.

Post-Development Calculations

- 2.19 Post-development calculations have been based on the landscape proposals designed by Assael as follows:
- Landscape Proposals Ground Floor Plan A4012E-ASA-XX-00-DR-L-0200-PL1;
 - Landscape Proposals Roof Plan A4012E-ASA-XX-00-DR-L-0230- PL1;
 - Landscape Proposals Level 01 Terrace A4012E-ASA-XX-01-DR-L-0210- PL1; and
 - Landscape Proposals Level 08 Terrace A4012E-ASA-XX-08-DR-L-0220- PL1.
- 2.20 The most appropriate UK Habitat Classification type for each habitat parcel was assigned based on the landscape design, and a target condition was assigned for each parcel based upon the condition assessment criteria for habitats within the Statutory Biodiversity Metric draft user guide and condition assessment instructions. The target condition for habitat types varied depending upon their location, likely levels of use and management measures required.

Watercourse Units

- 2.21 The Site boundary falls within 10m of the River Thames. For sites which include the riparian zone (taken as 10m from the riverbank top), the river would normally require a

River Condition Assessment (RCA) survey. An RCA survey assesses the baseline condition of the river and the riparian zone (habitats within 10m of the riverbank top).

- 2.22 Firstly, given the size of the river, it is considered likely that if a survey was undertaken, it would be significantly limited. Furthermore, although the Site boundary extends within 10m of the riparian zone, the newly proposed building is set back at least 10m from the riverbank. Additionally, the riverbank is highly engineered and raised, making the bank top functionally separate from the river channel. There is a small area in the north-east corner of the Site which does fall within 10m where the baseline habitat (modified grassland) is proposed to be changing to hard surface. However, given the size of the river and the area that would require surveying, it is unlikely that this small change would affect the condition of the river post-development compared to the baseline. Additional shrub and tree planting is also proposed along the northern boundary of the Site but does not extend further than those already present in the baseline.
- 2.23 Overall, the baseline condition is unlikely to change post-development. Therefore, it is considered disproportionate to undertake an RCA, given the minimal changes on site in relation to the size of the river, and the fact the survey would be subject to limitations and no change would be anticipated as a result of the proposals. Therefore, an RCA has not been undertaken.
- 2.24 As the watercourse is outside of the red line boundary, that undertaking an RCA would be disproportionate and would be subject to significant limitations, and that no impacts on the watercourse are anticipated, watercourse units have been scoped out of this assessment.

Limitations

- 2.25 For the purpose of this assessment, it is assumed that some post-development habitats would be subject to high levels of visitor pressure or would not be able to reach full maturation due to the urban nature of the site and therefore target conditions have been assigned accordingly.

3.0 Baseline and Post Development Conditions

Important Ecological Features

- 3.1 There is one nationally significant statutory wildlife site within 5km of the Scheme; this is The Chilterns Area of Outstanding Natural Beauty (AONB), located approximately 2.6km north-west of the Scheme. The Chilterns contains an important diversity of habitats, with some areas protected under EU legislation as Special Areas of Conservation (SAC).
- 3.2 There are 10 non-statutory designated sites within 2km of the Scheme, the nearest of which are The Coal, Kennetmouth and Kings Meadow East Local Wildlife Site (LWS) located approximately 850m east of the Scheme and Cow Lane Depot LWS located approximately 960m south-west of the Scheme. The remaining sites are located at least 1km from the Scheme.

On-Site Baseline

- 3.3 The Scheme is dominated by hardstanding and the existing Norman Place building and associated garage and substation. Areas of introduced shrub, amenity grassland and scattered trees are also present across the Scheme. The wider area and landscape are dominated by the commercial and residential developments of Reading with the River Thames and semi-natural habitats to the north of the Scheme.
- 3.4 Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Condition Assessment in Annex B (TEP Ref: x10179.001) and within the Assessor Comments column within the completed Statutory Biodiversity Metric (provided under separate cover, TEP Ref: x10179.002). The following drawings are provided:
 - Phase 1 Habitat Survey Results (G10179.007B);
 - UK Habitat Classification Baseline (G10179.008A); and
 - Baseline Habitat Condition and Significance (G10179.009A).

Post Development Habitats

- 3.5 Details regarding post-development habitats are based on the Landscape proposals detailed in Section 2. Information regarding post-development habitats and impacts are provided in the following drawings:

- Proposed UK Habitats (G10179.010);
- Proposed Habitat Condition and Significance (G10179.011); and
- Proposed Habitat Impacts (G10179.012).

3.6 Habitats to be created within the post-development proposals include:

- Developed land, sealed surface;
- Rain garden;
- Ground level planters;
- Urban trees;
- Introduced shrub;
- Other green roof; and
- Biodiverse green roof.

3.7 One individual tree will be retained as part of the proposals; all other ecologically valuable habitats present within the Scheme boundary are to be lost.

3.8 Full details of the conversion from the masterplan to the UK Habitat classification along with the target condition are provided in the Assessor Comments within the completed Statutory Biodiversity Metric (provided under separate cover, TEP Ref: x10179.002).

4.0 Change in Ecological Value

- 4.1 A biodiversity assessment has been undertaken, using the Statutory Biodiversity Metric calculator, to quantify the change in biodiversity units for the planning application area between the pre-development baseline and post-development retained, enhanced, and created habitats.

Summary of Biodiversity Impact

- 4.2 Detailed results of the assessment are provided in the Statutory Biodiversity Metric (provided under separate cover, TEP Ref: x10179.002)
- 4.3 Figure 2 presents the headline results, taken from the metric and based on the above figures and impacts.

Figure 2: Headline results from Biodiversity Metric

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.12
	<i>Hedgerow units</i>	0.12
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	12.28%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

- 4.4 Based on the assessment undertaken, the headline results indicate a net gain of 12.28% which equates to 0.12 Biodiversity Units (BU) for area-based habitats. A result of Not Applicable is returned linear habitats, although a net gain of 0.12 BU is achieved (this is because a hedgerow percentage will not show as there is no hedgerow within the baseline to gauge comparison).

Trading Rules Summary

- 4.5 The Trading Rules are satisfied, due to the range of habitats and urban landscape features included within the design.

5.0 Implementation, Management and Monitoring

- 5.1 This BNG assessment has been undertaken in support of a planning application for residential development. This has been assessed to indicate the condition of habitats that is expected to be achieved following completion of the development.
- 5.2 To fully meet BNG requirements, a detailed 30-year management and monitoring plan will be necessary. It is assumed that this information can be committed to using a suitably worded condition attached to the application's decision notice.
- 5.3 The plan will need to include management prescriptions which aim to achieve the specific target condition for each habitat, based on the Statutory Biodiversity Metric condition criteria. The plan will also need to include the methods and reporting processes to be used for monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements should also be included.

6.0 BNG Good Practice Principles

6.1 An appraisal of the scheme against the ten good practice principles for development is set out in Table 1.

Table 1: Appraisal against Ten Good Practice Principles

Good Practice Principle:		Commentary:
1.	Apply the mitigation hierarchy.	It has not been possible as part of this scheme to retain the very limited habitats within the site, with the exception of one tree. The landscaping scheme mitigates for these losses, providing a diverse urban landscape within the site and achieving 41.38% net gain.
2.	Avoid losing biodiversity that cannot be offset by gains elsewhere.	There are no irreplaceable habitats within the habitat baseline.
3.	Be inclusive and equitable.	Conversations have been undertaken with the client and we have worked closely to maximise new landscape features which can be enjoyed by a variety of site end users and to enhance biodiversity in the area.
4.	Address risks.	A precautionary approach to habitat condition assessment in the post development baseline has been adopted due to the likely moderate/high public use of landscaped areas. Management and monitoring, to be included within the LHMP, will ensure remedial action is taken to enable target conditions to be achieved.
5.	Make a measurable Net Gain contribution.	The headline results show that there will still be a net gain of 0.41 BU (41.38%) for habitats and a net gain of 0.12 hedgerow units.
6.	Achieve the best outcomes for biodiversity.	The landscape design significantly improves the biodiversity value of the site in what is an urban area, creating a range of habitats that can be utilised predominantly by insects and birds.
7.	Be additional.	There are no existing nature conservation outcomes on the site. Therefore, the creation of new habitats and their management for biodiversity for the next 30 years add value to this site.

Good Practice Principle:		Commentary:
8.	Create a Net Gain legacy.	Discussions have been held between TEP and the client regarding Biodiversity Net Gain and this has been a key consideration during the design of the landscaping scheme. A net gain legacy will be achieved through creation of a 30 year management plan which will ensure the landscaping will achieve and maintain its target condition.
9.	Optimise sustainability.	The landscape design will create an optimal living space for the new residents of the development, encouraging well-being and will provide a stepping stone of habitats for wildlife in an urban area.
10.	Be transparent.	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can follow the process through.

Annex A: Statutory Biodiversity Metric (provided as separate document)

Annex B: Baseline Condition Assessment

Site Name: Norman Place, Reading
Metric Version: Statutory
Date of Survey: 20/06/2024
Surveyor: MB

[illegible]

Drawings

Drawing 1: G10179.007B: Phase 1 Habitat Survey

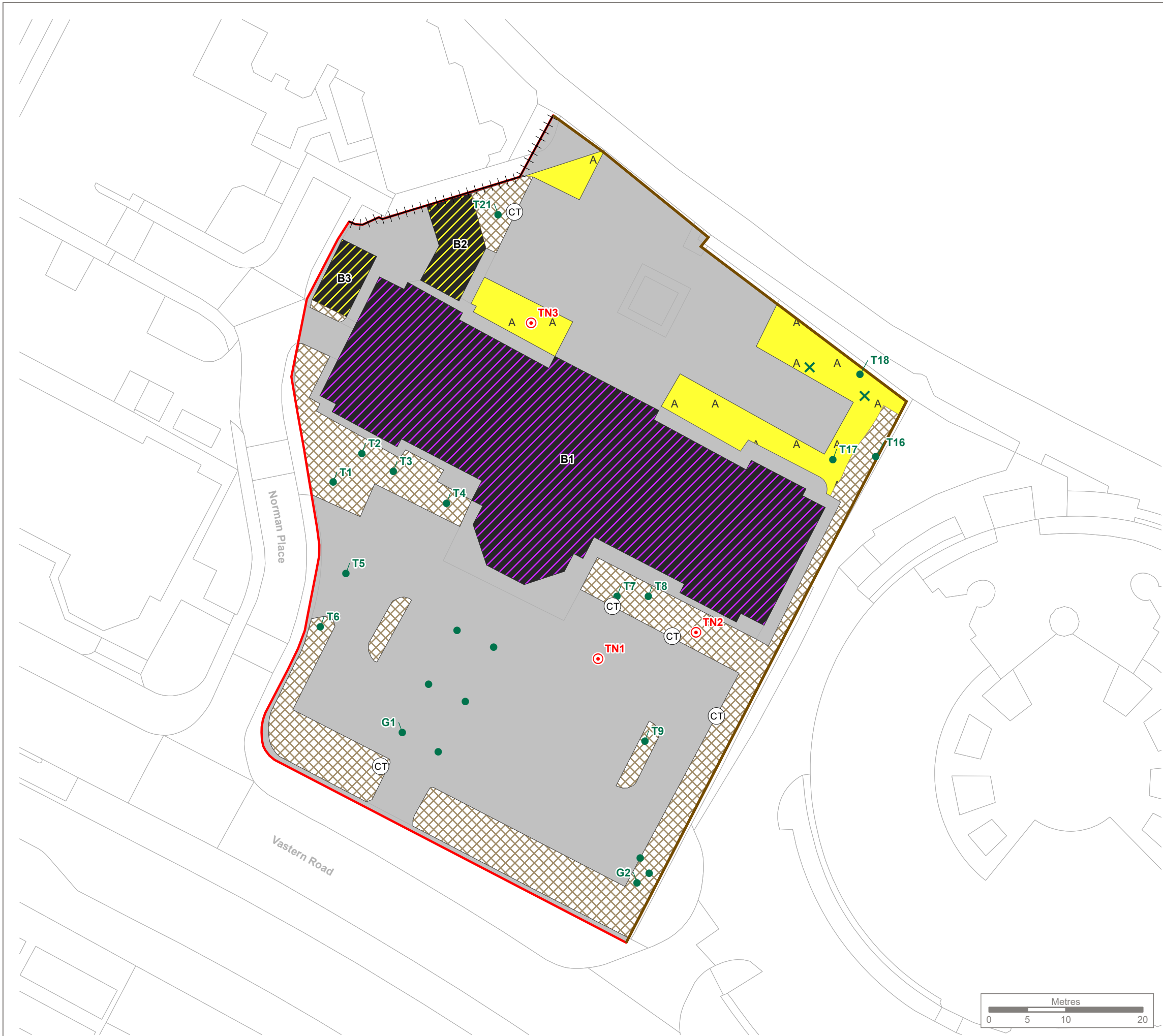
Drawing 2: G10179.008A: UK Habitat Classification Baseline

Drawing 3: G10179.009A: Baseline Habitat Condition and Significance

Drawing 4: G10179.010: Proposed UK Habitats

Drawing 5: G10179.011: Proposed Habitat Condition and Significance

Drawing 6: G10179.012: Proposed Habitat Impacts



KEY

- Site boundary
- Target note
- Cotoneaster
- Scattered scrub
- Scattered broad-leaved tree
- Fence
- Wall
- Amenity grassland
- Introduced shrub
- Building
- Hardstanding

Building Assessment for Bat Roost Potential

- Confirmed roost
- Low

Note:
The locations of habitats and habitat features are indicative.

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B	Updated bat roost assessment results.	IJ	MB	03/10/2024
A	Site boundary updates	CW	ACP	03/07/2024
Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

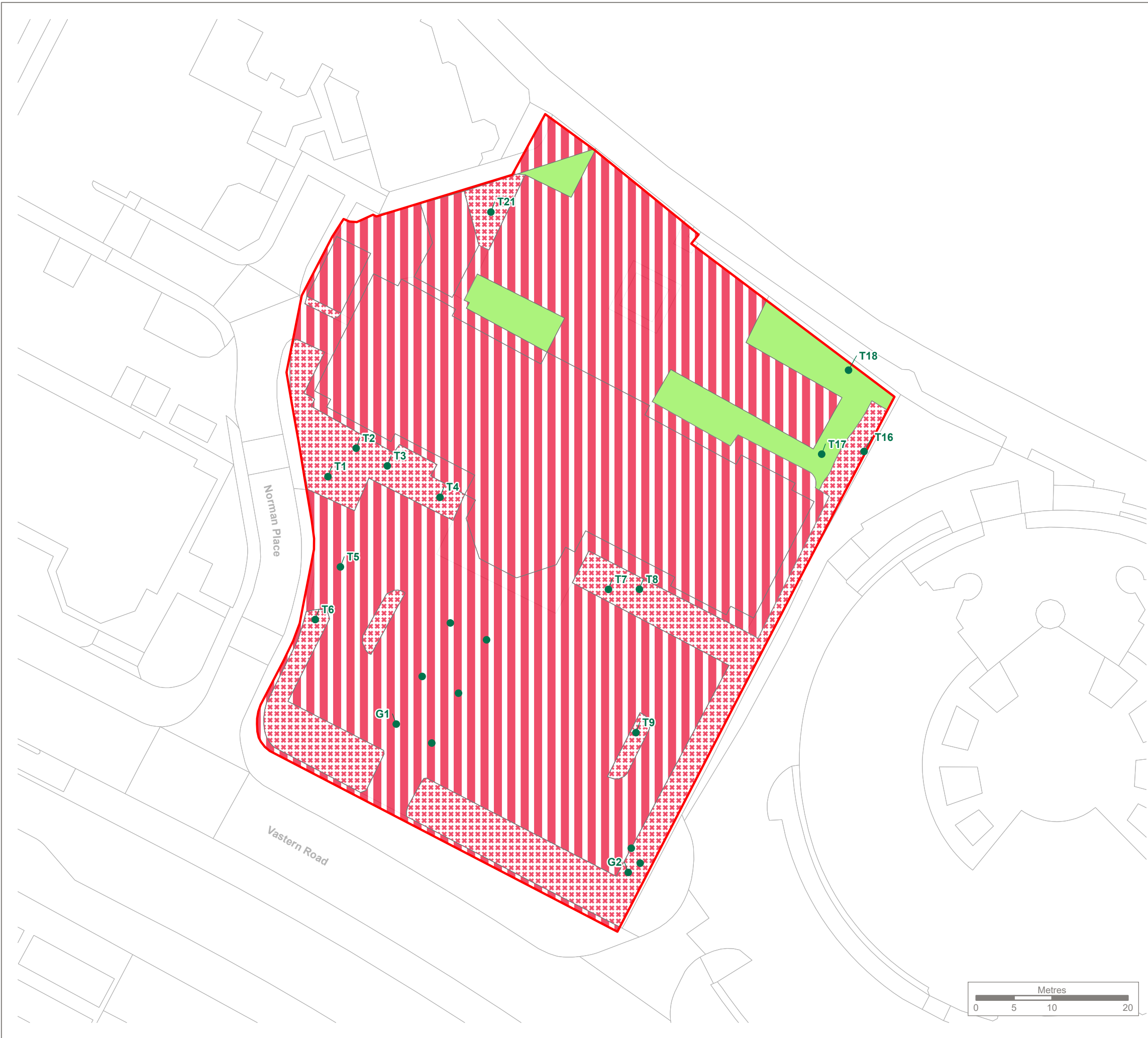
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
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Project
Waterfront Square, Reading

Title
Phase 1 Habitat Survey

Drawing Number
G10179.007B

Drawn	Checked	Approved	Scale	Date
IJ	MK	MB	1:500 @ A3	03/10/2024



KEY

Site boundary

Individual Trees

Urban tree

Grassland

Modified grassland

Urban

Developed land, sealed surface

Introduced shrub

Note:

The locations of habitats and habitat features are indicative.



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A	Site boundary updates	CW	ACP	03/07/2024
Rev	Description	Drawn	Approved	Date



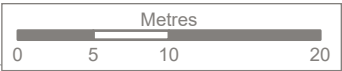
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

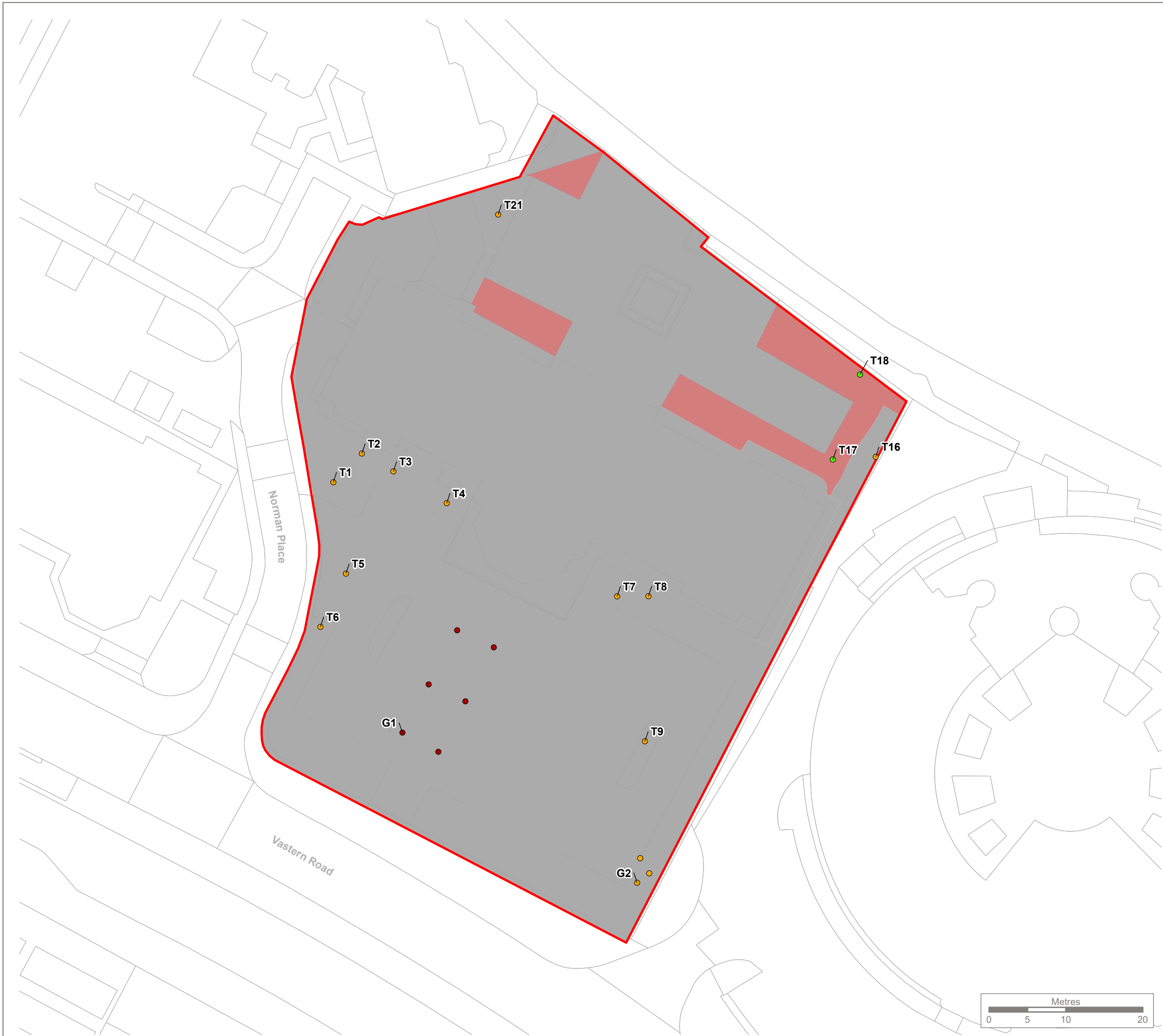
Project
Waterfront Square, Reading

Title
Baseline UK Habitat Plan

Drawing Number
G10179.008A

Drawn	Checked	Approved	Scale	Date
IJ	MK	MB	1:500 @ A3	23/07/2024





KEY

Site boundary

Individual Tree Condition

- Good
- Moderate
- Poor

Habitat Condition

- Poor
- Condition assessment not applicable

Strategic Significance

All habitats with strategic significance value of area/
compensation not in local strategy/ no local strategy

Note:

The locations of habitats and habitat features are indicative.



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A	Site boundary updates	CW	ACP	03/07/2024
Rev	Description	Drawn	Approved	Date



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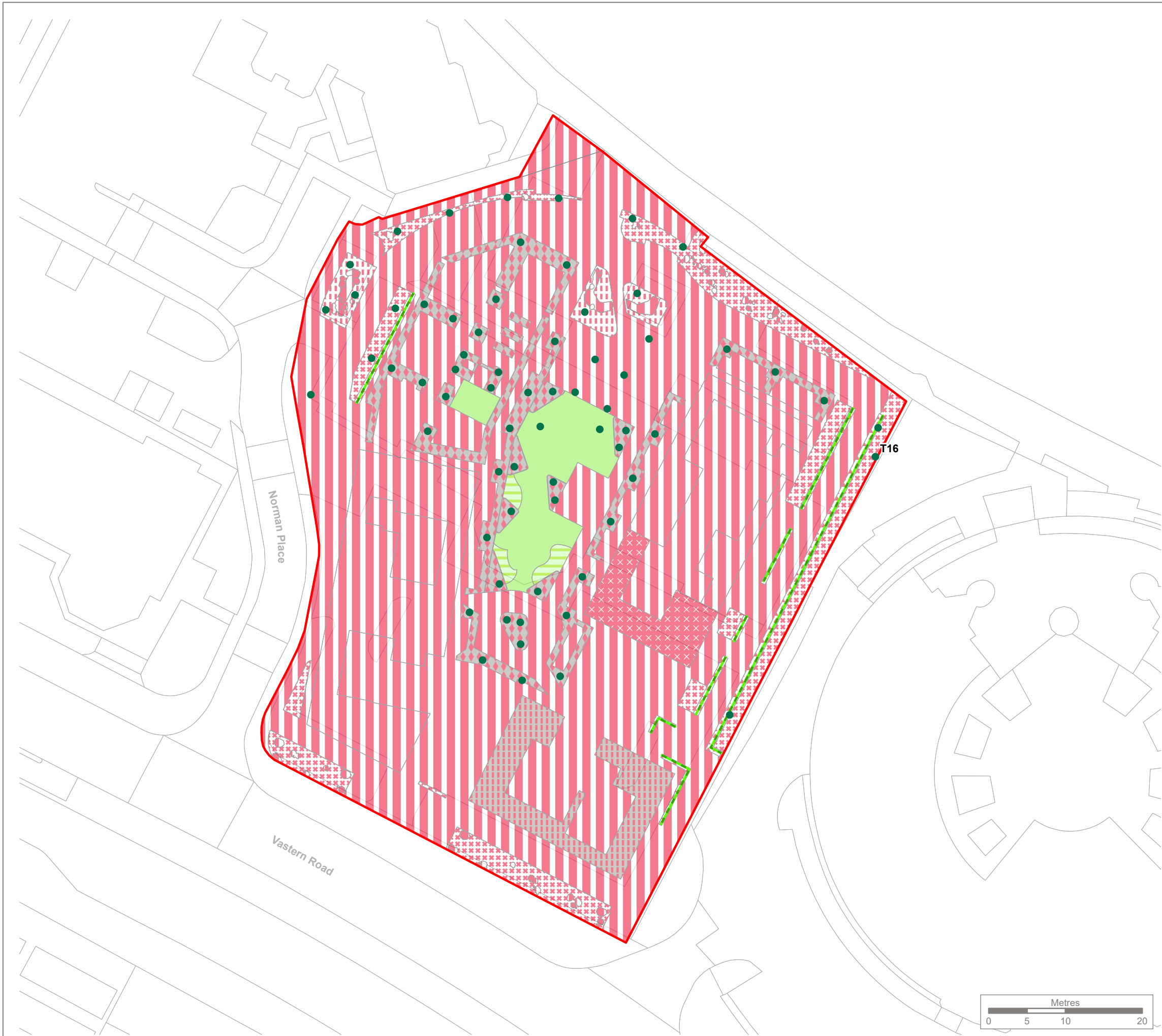
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Project
Waterfront Square, Reading

Title
Existing Habitat Condition and Strategic Significance

Drawing Number
G10179.009A

Drawn	Checked	Approved	Scale	Date
IJ	MK	MB	1:500 @ A3	23/07/2024



KEY

Site boundary

Individual Trees

Urban tree

Hedgerows

Non-native and ornamental hedgerow

Grassland

Modified grassland

Other neutral grassland

Urban

Bare ground

Biodiverse green roof

Developed land, sealed surface

Ground level planters

Introduced shrub

Other green roof

Rain garden

Note:

The locations of habitats and habitat features are indicative. Based on drawings A4012E-ASA-XX-00-DR-L-0200-R5; A4012E-ASA-XX-00-DR-L-0230-R1; A4012E-ASA-XX-01-DR-L-0210-R3; and A4012E-ASA-XX-08-DR-L-0220-R3 provided by the client.



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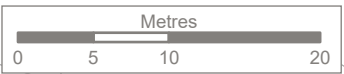
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Project
Waterfront Square, Reading

Title
Proposed UK Habitats

Drawing Number
G10179.010

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:500 @ A3	23/07/2024





KEY

Site boundary

Individual Tree Condition

- Moderate
- Poor

Hedgerow Condition

Poor

Habitat Condition

- Moderate
- Poor
- Condition assessment not applicable

Strategic Significance

All habitats with strategic significance value of area/compensation not in local strategy/ no local strategy

Note:

The locations of habitats and habitat features are indicative. Based on drawings A4012E-ASA-XX-00-DR-L-0200-R5; A4012E-ASA-XX-00-DR-L-0230-R1; A4012E-ASA-XX-01-DR-L-0210-R3; and A4012E-ASA-XX-08-DR-L-0220-R3 provided by the client.



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Rev	Description	Drawn	Approved	Date



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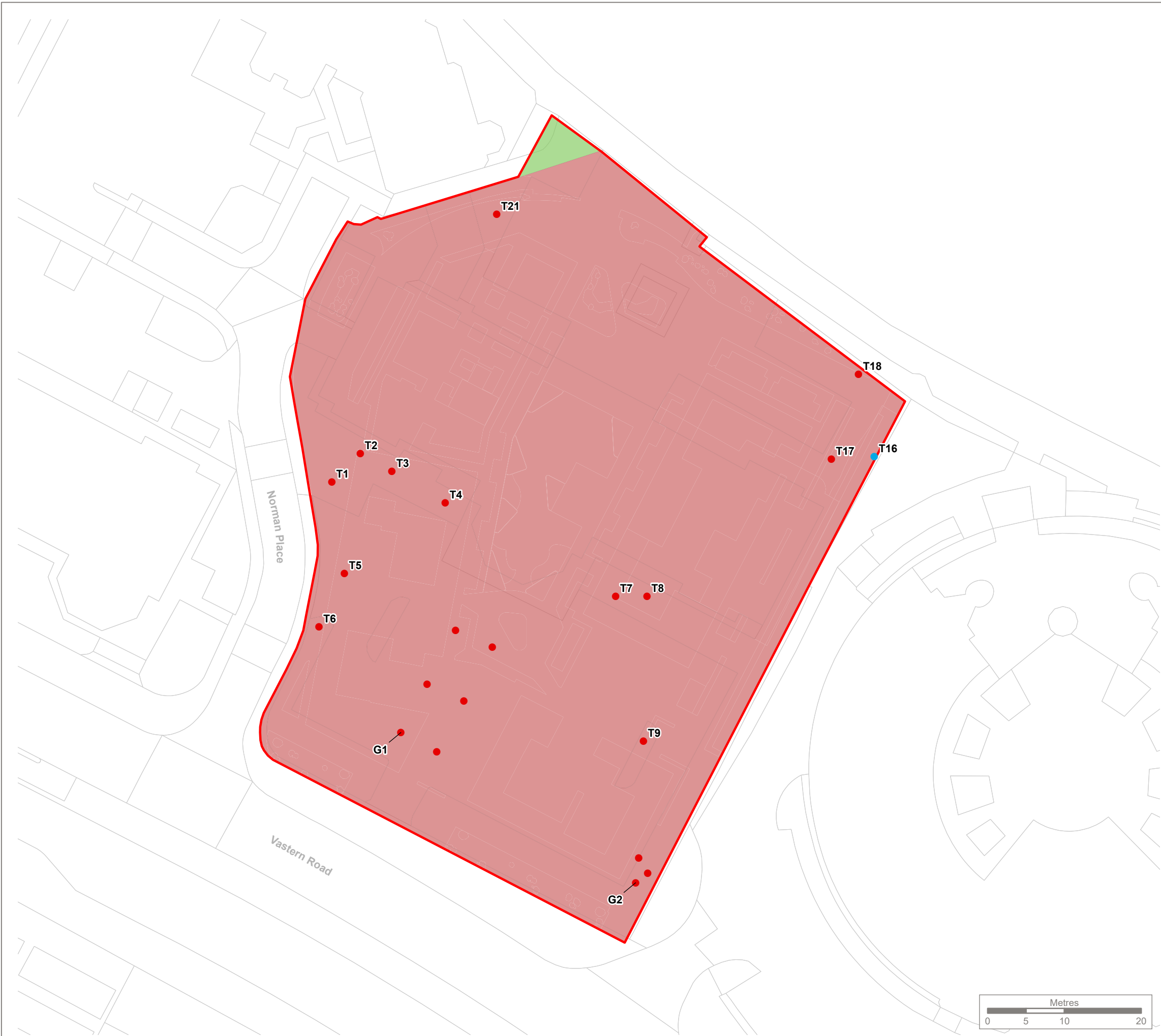
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Project
Waterfront Square, Reading

Title
Proposed Habitat Condition and Strategic Significance

Drawing Number
G10179.011

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:500 @ A3	23/07/2024



KEY

- Site boundary
- Individual Tree Impact
 - Retained
 - Lost
- Habitat Impact
 - Enhanced
 - Lost

Note:
The locations of habitats impacts are indicative.
Based on drawings A4012E-ASA-XX-00-DR-L-0200-R5; A4012E-ASA-XX-00-DR-L-0230-R1; A4012E-ASA-XX-01-DR-L-0210-R3; and A4012E-ASA-XX-08-DR-L-0220-R3 provided by the client.

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Project
Waterfront Square, Reading

Title
Habitat Impact

Drawing Number
G10179.012

Drawn	Checked	Approved	Scale	Date
CW	BJ	ACP	1:500 @ A3	23/07/2024

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