



Dee Park

Rannoch St, Reading, RG30 4EP

Grid reference	SU 68483 73639
Proposed development	Removal of existing play area and installation of new play area and ground level planters, along with new tree planting.
Site area	0.19 hectares
Assessor	Xanthippe Timbrell FdSc
Assessment date	18/09/2024

Introduction

The biodiversity impact assessment calculations to determine the biodiversity losses and gains associated with the proposed development have been undertaken using the Statutory Biodiversity Metric (version 1.0.3, released in July 2024).

The ecological information regarding the habitats present on site prior to development commencing has been obtained from the Topographical Survey produced by Survey Solutions in July 2022 as well as extensive photographs taken onsite in April 2024, and online imagery.

Figure 1 shows the baseline (pre-development) habitats, with habitats shown in terminology used in the Statutory Biodiversity Metric. The proposed habitats present on site post-development have been obtained from the Illustrative Plan and the Design and Access Statement, both produced by HTA Design LLP in September 2024. The Illustrative Plan is reproduced in Figure 2. In Figure 3, the proposal has been converted to Statutory Biodiversity Metric terminology and illustrates the condition and areas of the habitats being created.

Habitat Assessment

The Mitigation Hierarchy has been followed, seeking to firstly avoid, minimise, restore and enhance existing habitats onsite, and then compensate for those habitats lost.

The dominant habitat onsite is developed land, sealed surface, along with modified grassland containing eroded patches due to high levels of access, and three small ornamental trees. The existing trees and grassland will be removed; however, the biodiversity will be enhanced overall post-development with the planting of 39 new ornamental trees and the creation of large ground level planters containing a variety of perennial ground cover plants.

Figure 1. Baseline Habitats Converted to Statutory Biodiversity Metric Terminology



Figure 2. Proposal

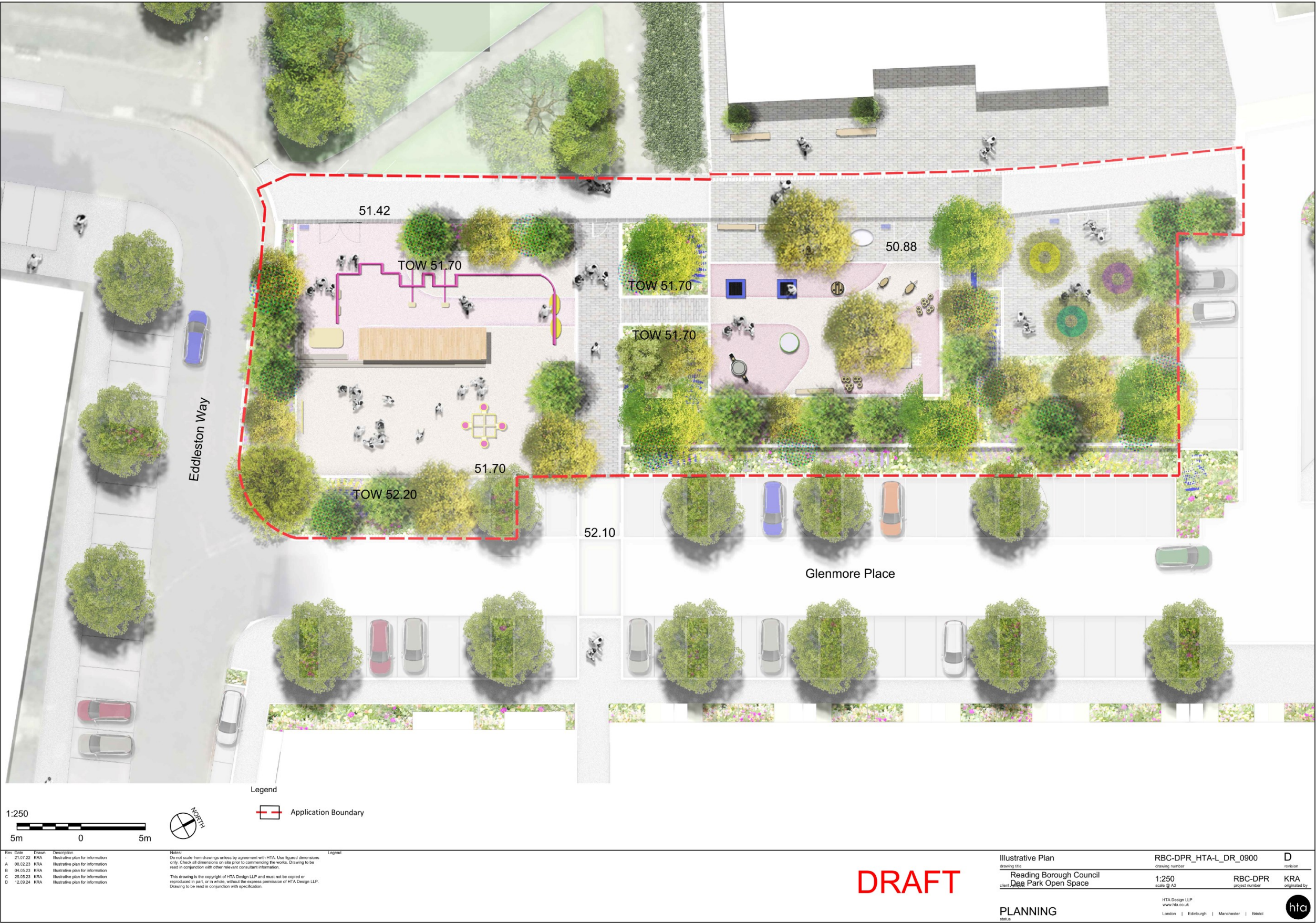
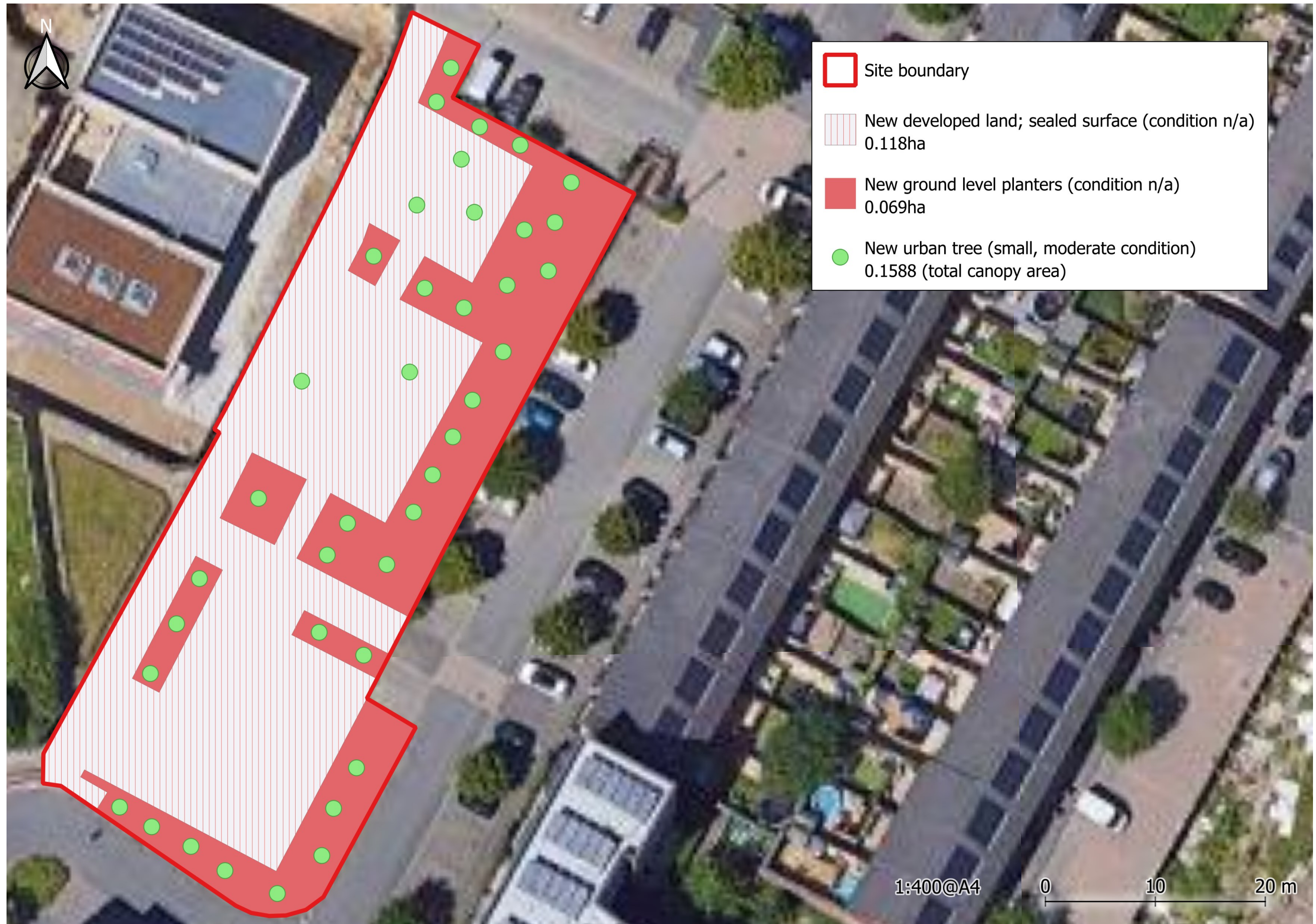


Figure 3. Proposed Site Layout – Habitats to be Retained and Created



Headline Results

The Headline Results from the Statutory Biodiversity Metric are provided in Figure 5.

Baseline score for habitat units	Habitat unit score following development	Total net unit change
0.17	0.62	+0.45
This post-development score takes into account the habitats retained and created onsite. - This equates to a gain in habitat units of 262.21%		

Figure 4. Headline Results taken from the Statutory Biodiversity Metric

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.45		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	262.21%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.17	0.19	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional area habitat units required to meet target ✓				
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				

END