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Biodiversity Impact Calculation

Site Name

Land West of Kidmore End Road, Oxfordshire

Client

Fairfax (Reading)
Limited and RGC (SODC)
Limited

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About the Author

This report has been prepared by Owen Crawshaw a Principal Ecologist at The Ecology Co-op, with over 10 years' experience. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM) he is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Paul Whitby, a Principal Ecologist with over eighteen years' experience. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), he is bound by CIEEM's code of professional conduct.



Report Summary

Purpose	The Ecology Co-operation was commissioned by Fairfax (Reading) Limited and RGC (SODC) Limited to undertake a Biodiversity Impact Calculation using the Statutory Biodiversity Metric to quantify net change in biodiversity in relation to a proposed residential development at Land West of Kidmore End Road, Oxfordshire.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site • 0.007ha of g2c – other calcareous grassland (poor condition); • 0.02ha of g3c – other neutral grassland (poor condition); • 2.27ha of g4 – modified grassland (poor condition); • 0.03ha of h3h – mixed scrub (poor condition); • 0.04ha of u1c – artificial unvegetated, unsealed surface, and • 0.4163ha of u 200 – urban trees (poor – good condition). Off-site • 0.35ha of g4 – modified grassland (poor condition); • 0.017ha of g16 – tall forbs (moderate condition), and • 0.006ha of u1c – artificial unvegetated, unsealed surface. The proposed development scheme at this site will retain: On-site • 0.009ha of g4 – modified grassland (poor condition); • 0.105ha of h3h – mixed scrub (poor condition); • 0.087ha of w1c – lowland beech and yew woodland; • 0.638 – w1f – lowland mixed deciduous woodland; and • 0.4983ha of u 200 – urban trees (moderate – good condition) Off-site • 1.896ha of g4 – modified grassland (poor condition); • 0.556ha of u 200 – urban trees (poor – good condition), and • 0.018ha of h3d – bramble scrub. Post intervention the following habitats will be created: On-site • 0.43ha of u1b5 – buildings; • 0.82ha of u1b – developed land;sealed surface; • 0.74ha of u1 828 – vegetated garden; • 0.144ha of u 848 – Sustainable Urban Drainage Systems (poor condition); • 0.18ha of h3h – mixed scrub (moderate condition); • 0.057ha of u1c – artificial unvegetated, unsealed surface; • 0.3868ha (95 small specimens) of u 200 – urban trees (moderate



	condition), and • 0.199km of h2a – native hedgerow (moderate condition). Off-site • 0.32ha of h3h – mixed scrub (moderate condition); • 0.837(ha) (205 small individual trees) of u 200 – urban trees (moderate condition); • 0.023ha of g2c – other calcareous grassland. The scheme will seek to enhance: On-site • 2.322ha of g4 – modified grassland (poor condition) to g2c – other calcareous grassland (moderate condition). Off-site • 0.425ha of g4 – modified grassland (poor condition) to g2c – other calcareous grassland (moderate condition).
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of 8.97 habitat units (+40.00%). The scheme will result in a likely net gain of 0.73 hedgerow units (+7284.33%). The scheme satisfies the metric's trading rules.
Does the Scheme Meet Net Gain Requirements?	The current scheme meets the 10% mandatory net gain value set out within the Environment Act 2021 in a way that meets the trading rules of the metric.



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1 INTRODUCTION

1.1 Purpose of the Report

As of the 12th February 2024, there is now a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity following the release of updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government and the Environment Act 2021². A mandatory value of 10% net gain for all developments has also been set out within the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed residential development at Land West of Kidmore End Road. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal for the construction of up to 70 residential units with associated soft and hard landscaping. Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of Fairfax (Reading) Limited and RGC (SODC) Limited.

1.2 Background

The site measures approximately 4.89ha and forms part of a larger landholding which operated as an active golf course up until 2020.

Ecological surveys at the site have been undertaken by The Ecology Co-op between 2019 and 2024³.

Habitats (UKHab) within the site and along the site boundaries are shown in (Figure 1), these include:

- g2a – lowland calcareous grassland;

¹ HM Government (2023). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

² HM Government (2021). Environment Act 2021 Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

³ The Ecology Co-op (2025). Land West of Kidmore End Road – Ecological Impact Assessment.



- g2c – other calcareous grassland;
- g3c – other neutral grassland
- g4 – modified grassland
- w1c – lowland beech and yew woodland
- w1f – lowland deciduous woodland
- u1c – artificial unvegetated; unsealed surface;
- h3h – mixed scrub;
- u 200 – urban trees; and
- h2a – native hedgerow.

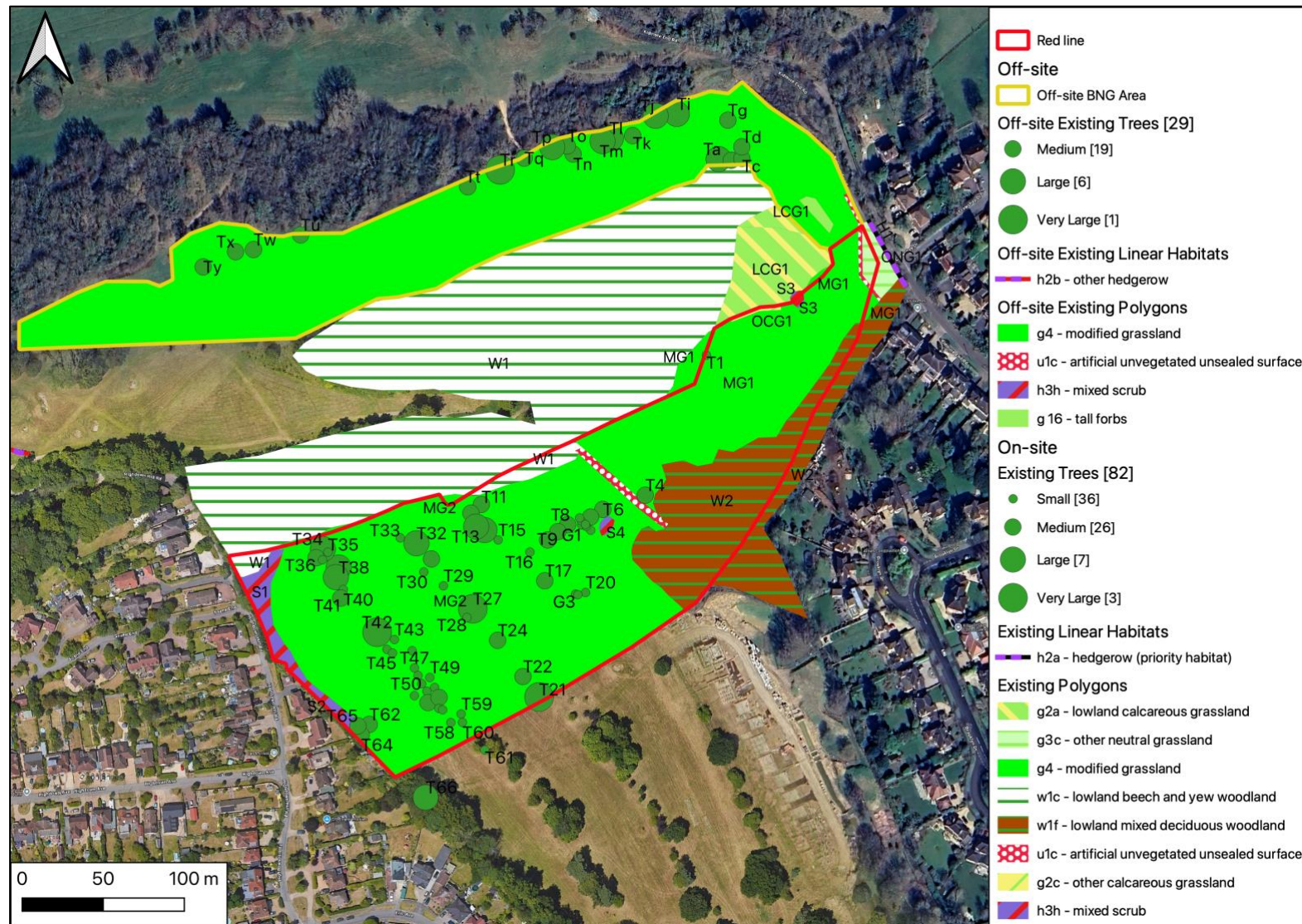


Figure 1. UKHab map showing existing habitats within the application site and off-site areas at Land West of Kidmore End Road. Produced using QGIS software, version 3.16.3 (Hannover).



Figure 2. The proposed illustrative masterplan layout for the development at Land West of Kidmore End Road. Reproduced courtesy of The Paul Hewett (Drawing No. 2507/PL.04 Rev G).

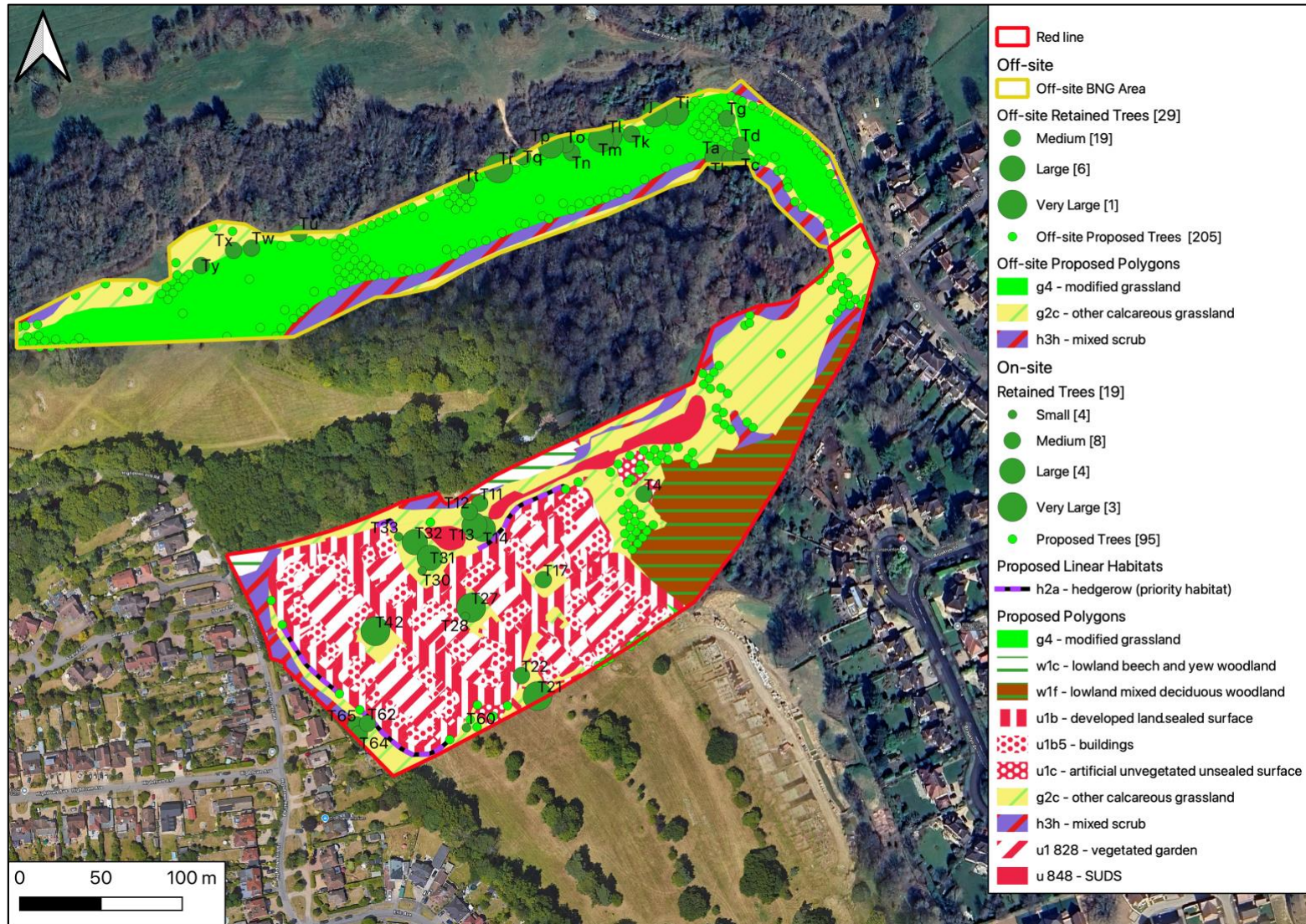


Figure 3. UKHab map showing proposed on-site and off-site habitats at Land West of Kidmore End Road. Produced using QGIS software, version 3.16.3 (Hannover).



2 POLICY AND LEGISLATION

NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local environment by:

- “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*”

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

Paragraph 193d, states that when determining planning applications, authorities should apply the following principle:

- “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

Local Policy

A summary of South Oxfordshire District Council's (SODC) policies relating to Biodiversity Net Gain are provided in Table 1.

Table 1. A summary of SODC's policies relating to Biodiversity Net Gain.

Policy number/title	Policy summary
ENV3: Biodiversity	1. Development that will conserve, restore and enhance biodiversity in the district will be supported. All development should provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. All proposals should be supported by evidence to demonstrate a biodiversity net gain using a recognised biodiversity accounting metric. 2. Planning permission will only be granted if impacts on biodiversity can be



Policy number/title	Policy summary
	avoided, mitigated or, as a last resort, compensated fully.

3 METHODOLOGY

This BIC uses the Statutory Biodiversity Metric calculation tool published by Natural England⁴. This is used to calculate ‘habitat units’ and ‘hedgerow units’ by multiplying the area (ha) or lengths (km), ‘distinctiveness’ (habitat type), ‘condition’ (quality), and strategic significance (location in relation to the authority’s local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity ‘net gain’ respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity ‘net loss’ is calculated, this becomes an ‘offset requirement’. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for ‘trading down’; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a ‘trading down correction’ that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (very high distinctiveness) will not be offset by a larger area of modified grassland (low distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

3.1 Data Sources

This calculation uses the most up to date survey information, using botanical data gathered during site visits on 22nd January 2019, 25th May 2022 and 15th February 2024 and specific condition assessments which were undertaken on the lattermost date. The areas of each habitat category were measured using The UKHab App⁵ and GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity

⁴ Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁵<https://ecountability.co.uk/ukhabsurvey-app/>



Metric condition assessments document⁶ and the Statutory Biodiversity Metric: user guide⁷. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

4 RESULTS

4.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 2 with assessments of strategic significance set out in Table 3. Full results of condition assessments for habitats that require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

The on-site calculated baseline is 22.43 habitat units and 0.01 hedgerow units.

Table 2. Existing on-site habitat conditions at Land West of Kidmore End Road.

Habitats		Condition Assessments
UK Habitat (UKHab) Classification System	Feature Name	Condition
g2a – lowland calcareous grassland	LCG1	Good
g2c – other calcareous grassland	OCG1	Poor
g3c – other neutral grassland	ONG1	Poor
g4 – modified grassland	MG1	Poor
g4 – modified grassland	MG2	Poor
h3h – mixed scrub	S1	Poor
h3h – mixed scrub	S2	Poor
h3h – mixed scrub	S3	Poor
h3h – mixed scrub	S4	Poor
u1c – artificial		N/A - Other

⁶ Natural England (2024) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁷ Natural England (2024). *Statutory Biodiversity Metric draft guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



Habitats		Condition Assessments
UK Habitat (UKHab) Classification System	Feature Name	Condition
unvegetated, unsealed surface		
u1c – artificial unvegetated, unsealed surface		N/A - Other
w1c – lowland beech and yew woodland	W1	Moderate
w1c – lowland beech and yew woodland	W1	Moderate
w1f – lowland mixed deciduous woodland	W2	Poor
u 200 – urban tree	T1	Moderate
u 200 – urban tree	T4	Good
u 200 – urban tree	T6	Moderate
u 200 – urban tree	T7	Moderate
u 200 – urban tree	T8	Moderate
u 200 – urban tree	T9	Moderate
u 200 – urban tree	T10	Moderate
u 200 – urban tree	T11	Good
u 200 – urban tree	T12	Good
u 200 – urban tree	T13	Good
u 200 – urban tree	T14	Good
u 200 – urban tree	T15	Moderate
u 200 – urban tree	T16	Good
u 200 – urban tree	T17	Moderate
u 200 – urban tree	T20	Good
u 200 – urban tree	T21	Good
u 200 – urban tree	T22	Moderate
u 200 – urban tree	T24	Moderate
u 200 – urban tree	T27	Good
u 200 – urban tree	T28	Good
u 200 – urban tree	T29	Moderate
u 200 – urban tree	T30	Moderate
u 200 – urban tree	T31	Good
u 200 – urban tree	T32	Good
u 200 – urban tree	T33	Moderate
u 200 – urban tree	T34	Good
u 200 – urban tree	T35	Good
u 200 – urban tree	T36	Moderate
u 200 – urban tree	T37	Good
u 200 – urban tree	T38	Good
u 200 – urban tree	T39	Moderate
u 200 – urban tree	T40	Moderate
u 200 – urban tree	T41	Moderate
u 200 – urban tree	T42	Moderate
u 200 – urban tree	T43	Good
u 200 – urban tree	T44	Moderate
u 200 – urban tree	T45	Moderate
u 200 – urban tree	T46	Moderate
u 200 – urban tree	T47	Moderate
u 200 – urban tree	T48	Moderate
u 200 – urban tree	T49	Moderate



Habitats		Condition Assessments
UK Habitat (UKHab) Classification System	Feature Name	Condition
u 200 – urban tree	T50	Moderate
u 200 – urban tree	T51	Moderate
u 200 – urban tree	T52	Moderate
u 200 – urban tree	T53	Moderate
u 200 – urban tree	T54	Moderate
u 200 – urban tree	T55	Poor
u 200 – urban tree	T56	Good
u 200 – urban tree	T57	Good
u 200 – urban tree	T58	Good
u 200 – urban tree	T59	Moderate
u 200 – urban tree	T60	Moderate
u 200 – urban tree	T62	Moderate
u 200 – urban tree	T64	Moderate
u 200 – urban tree	T65	Good
u 200 – urban tree	G3	Good
h2a – native hedgerow	H1	Good
h2b – non-native and ornamental hedgerows	G1	Poor

Table 3. Strategic significance of existing **on-site** habitats at Land West of Kidmore End Road.

Habitats		Strategic Significance
UK Habitat (UKHab) Classification System	Feature Name	
g2a – lowland calcareous grassland	LCG1	Formally identified in local strategy
g2c – other calcareous grassland	OCG1	Location ecologically desirable but not in local strategy
g3c – other neutral grassland	ONG1	Area/compensation not in local strategy/ no local strategy
g4 – modified grassland	MG1	Area/compensation not in local strategy/ no local strategy
g4 – modified grassland	MG2	Area/compensation not in local strategy/ no local strategy
h3h – mixed scrub	S1	Area/compensation not in local strategy/ no local strategy
h3h – mixed scrub	S2	Area/compensation not in local strategy/ no local strategy
h3h – mixed scrub	S3	Area/compensation not in local strategy/ no local strategy
h3h – mixed scrub	S4	Area/compensation not in local strategy/ no local strategy
u1c – artificial unvegetated, unsealed surface		Area/compensation not in local strategy/ no local strategy
u1c – artificial unvegetated, unsealed surface		Area/compensation not in local strategy/ no local strategy
w1c – lowland beech and yew woodland	W1	Formally identified in local strategy
w1c – lowland beech and	W1	Formally identified in local strategy



yew woodland		
w1f – lowland mixed deciduous woodland	W2	Formally identified in local strategy
u 200 – urban tree	T1	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T4	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T6	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T7	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T8	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T9	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T10	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T11	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T12	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T13	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T14	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T15	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T16	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T17	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T20	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T21	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T22	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T24	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T27	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T28	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T29	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T30	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T31	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T32	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T33	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T34	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T35	Area/compensation not in local strategy/ no



		local strategy
u 200 – urban tree	T36	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T37	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T38	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T39	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T40	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T41	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T42	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T43	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T44	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T45	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T46	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T47	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T48	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T49	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T50	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T51	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T52	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T53	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T54	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T55	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T56	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T57	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T58	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T59	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T60	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T62	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T64	Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	T65	Area/compensation not in local strategy/ no



		local strategy
u 200 – urban tree	G3	Area/compensation not in local strategy/ no local strategy
h2a – native hedgerow	H1	Good
h2b – non-native and ornamental hedgerows	G1	Poor

The off-site calculated baseline is 12.46 habitat units and 0.3 hedgerow units.

Table 4. Existing **off-site** habitat conditions at Land West of Kidmore End Road.

Habitats		Condition Assessments
UK Habitat (UKHab) Classification System	Feature Name	Condition
g4 – modified grassland		Poor
u 200 – urban tree	Ts	Poor
u 200 – urban tree	Te,f,h,v,w,y,z,aa, & af	Moderate
u 200 – urban tree	Ta,b,c,d,g,l,j,k,l,m,n,o,p,q,r,t,u,x & Gc	Good
g3c – other neutral grassland		Moderate
g3c – other neutral grassland		Moderate
h2b – non-native and ornamental hedgerows		Poor

Table 5. Strategic significance of existing **off-site** habitats at Land West of Kidmore End Road.

Habitats		Strategic Significance
UK Habitat (UKHab) Classification System	Feature Name	
g4 – modified grassland		Area/compensation not in local strategy/ no local strategy
u 200 – urban tree	Ts	Location ecologically desirable but not in local strategy
u 200 – urban tree	Te,f,h,v,w,y,z,aa, & af	Location ecologically desirable but not in local strategy
u 200 – urban tree	Ta,b,c,d,g,l,j,k,l,m,n,o,p,q,r,t,u,x & Gc	Location ecologically desirable but not in local strategy
g3c – other neutral grassland		Location ecologically desirable but not in local strategy
g3c – other neutral grassland		Location ecologically desirable but not in local strategy
h2b – non-native and ornamental hedgerows		Area/compensation not in local strategy/ no local strategy

Part of W1 is designated as Ancient Woodland and is therefore classified as an irreplaceable habitat.

4.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:



On-site

- 0.007ha of g2c – other calcareous grassland (poor condition);
- 0.02ha of g3c – other neutral grassland (poor condition);
- 2.27ha of g4 – modified grassland (poor condition);
- 0.03ha of h3h – mixed scrub (poor condition);
- 0.04ha of u1c – artificial unvegetated, unsealed surface, and
- 0.4163ha of u 200 – urban trees (poor – good condition).

Off-site

- 0.35ha of g4 – modified grassland (poor condition);
- 0.017ha of g16 – tall forbes (moderate condition), and
- 0.006ha of u1c – artificial unvegetated, unsealed surface.

The proposed development scheme at this site will retain:

On-site

- 0.009ha of g4 – modified grassland (poor condition);
- 0.105ha of h3h – mixed scrub (poor condition);
- 0.087ha of w1c – lowland beech and yew woodland;
- 0.638 – w1f – lowland mixed deciduous woodland; and
- 0.4983ha of u 200 – urban trees (moderate – good condition)

Off-site

- 1.896ha of g4 – modified grassland (poor condition);
- 0.556ha of u 200 – urban trees (poor – good condition), and
- 0.018ha of h3d – bramble scrub.

Post intervention the following habitats will be created:

On-site

- 0.43ha of u1b5 – buildings;
- 0.82ha of u1b – developed land;sealed surface;
- 0.74ha of u1 828 – vegetated garden;
- 0.144ha of u 848 – Sustainable Urban Drainage Systems (poor condition);
- 0.18ha of h3h – mixed scrub (moderate condition);
- 0.057ha of u1c – artificial unvegetated, unsealed surface;
- 0.3868ha (95 small specimens) of u 200 – urban trees (moderate condition), and
- 0.199km of h2a – native hedgerow (moderate condition).

Off-site

- 0.32ha of h3h – mixed scrub (moderate condition);
- 0.837(ha) (205 small individual trees) of u 200 – urban trees (moderate condition);
- 0.023ha of g2c – other calcareous grassland.



The scheme will seek to enhance:

On-site

- 2.322ha of g4 – modified grassland (poor condition) to g2c – other calcareous grassland (moderate condition).

Off-site

- 0.425ha of g4 – modified grassland (poor condition) to g2c – other calcareous grassland (moderate condition).

The overall results of the calculations are presented in Table 6. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

**Table 6.** Headline results of the BIC for the scheme at Land West of Kidmore End Road.

On-site baseline	Habitat units	22.43	
	Hedgerow units	0.01	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	25.00	
	Hedgerow units	0.77	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	2.57	11.48%
	Hedgerow units	0.76	7560.33%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	12.46	
	Hedgerow units	0.30	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	18.86	
	Hedgerow units	0.28	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	6.40	51.31%
	Hedgerow units	-0.03	-9.09%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	8.97	
	Hedgerow units	0.73	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	8.97	
	Hedgerow units	0.73	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	40.00%	
	Hedgerow units	7284.33%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

4.3 Conclusions

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of 8.97 habitat units (+40.00%).

The scheme will result in a likely net gain of 0.73 hedgerow units (+7284.33%).

The current scheme meets the 10% mandatory net gain value set out within the Environment Act 2021 and satisfies the trading rules within the Statutory Biodiversity Metric.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.



APPENDIX 1 – On-site Habitat Condition Assessment Sheet

Please refer to separate condition assessment document submitted alongside this report.



APPENDIX 2 – Off-site Habitat Condition Assessment Sheet

Please refer to separate condition assessment document submitted alongside this report.