



e3p

Biodiversity Metric Report

The George and Dragon, Reading

Reference: 81-070-R1-5

Date: November 2023



BIODIVERSITY METRIC REPORT

The George and Dragon
Reading

Prepared for:

Green King Brewing and Retailing Limited

Report Ref: 81-070-R1-5

Date Issued: 23/11/2023

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QUALITY ASSURANCE

PROJECT NUMBER	81-070		
VERSION	Version 3	Version 4	Version 5
REMARKS	Updated Landscape plans	Updated Landscape plans	Updated Landscape plans
DATE	August 2023	September 2023	November 2023
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EXECUTIVE SUMMARY

Site Address	The George and Dragon, 162 Bath Road, Reading, RG30 2HA
Co-ordinates	E 468208, N 172166
Site Area	Approximately 0.29 ha
Current Site Use	The site comprised the former George and Dragon pub with an associated carpark, dense scrub, scattered trees and amenity grassland. The surrounding habitat is residential housing with residential gardens and roads.
Proposed Development	Development proposals include the construction of a drive-through fast-food restaurant with an outdoor seating area and carpark with areas of retained grassland and scrub.
Results	A total gain of 0.36 habitat units and 0.18 hedgerow units will be achieved as a result of the development based on the proposed planting plans. A 66.25% gain in habitat units and 100.00% gain in hedgerow units will be incurred on-site as a result of development.
Conclusions and Recommendations	It is recommended that a 30-year habitat management is produced to secure the net gains on site.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Green King Brewing and Retailing Ltd to undertake a Biodiversity Metric Calculation at The George and Dragon, Reading hereafter referred to as “the site”. Suggestions have been made within the report as to how to achieve a net gain in habitat units.

This report has been produced by Ciara Bass BSc (Hons) QCIEEM, Consultant Ecologist at E3P. Ciara has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK.

This report should be read in conjunction with '81-070 Biodiversity Metric 3.1 Auditing and Accounting for Biodiversity Calculation Tool – George and Dragon, Reading.xl'.

1.2. PREVIOUS SURVEYS

RSK Biocensus undertook a Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PRA) on 26th July 2022 (report reference: The George and Dragon Preliminary Ecological Appraisal and Bat Roost Assessment Report, 2484266). During the PEA survey, the site was found to comprise a building, hardstanding, scattered trees, hazel scrub and other neutral grassland.

1.3. SITE LOCATION

The site is located within a predominantly residential area in south-west Reading. The site comprised the former George and Dragon pub, an area of hardstanding comprising the pub carpark and amenity grassland, dense scrub and scattered trees. Bath Road defines the southern boundary of the site, while Morlands Avenue and an area of public amenity grassland encompasses the north and west. Residential housing borders the site to the north-east and east.

Approximately 100 m to the north is King’s Academy Prospect with Prospect Park 350 m north-east of the site. Approximately 550 m to the west is Calcot Park Golf Course and 800 m south of the site is a railway line.

Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- ✿ Identify percentage change in on-site habitat.
- ✿ Identify the number of habitat units lost/gained on-site; and
- ✿ Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 3.1 2022 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 3.1 User Guide (Natural England, 2022), the Biodiversity Metric 3.1 Technical Supplement (Natural England, 2022) and the Biodiversity Metric 3.1 – Summary of Changes (2022).

This metric was calculated by Ciara Bass, Consultant Ecologist at E3P. Ciara has attended internal training courses focussing on Biodiversity Net Gain and using the Biodiversity Metric Calculation Tool and has experience undertaking Biodiversity Net Gain and Condition Assessments on a variety of projects across the UK. She has also undertaken a Modular River Survey training course focussing on generating River Condition outputs for Natural England's Biodiversity Metric calculations, for which she is accredited.

The report has been reviewed by Associate Director, Celia Barlow, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected by Consultant Ecologist Marcus Hogg on 10th November 2022 during a site walkover. The Biodiversity Metric 3.1 Habitat Condition Assessment Sheets with Instructions (Natural England 2022) were used to undertake the condition assessment.

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Root protection areas were taken from the Arboricultural Impact Assessment (E3P, 2023). Please see Appendix I for the Phase 1 Habitat Plan.

Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool.

2.3. POST DEVELOPMENT HABITAT CREATION

A Post-Development Plan was created using QGIS by digitising the Detailed Planting Plan (Ground Control Ltd, 2023, J230907-GCPS-ZZ-ZZ-D-L-0201). This was then used to measure habitat creation onsite. Areas of proposed trees were measured using the urban tree calculator.

Please see Appendix II for the Detailed Planting Plan and Appendix IV for the Post Development Plan.

2.4. LIMITATIONS

Some areas on the site are double counted, including scattered trees and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Habitats on site were found to be buildings, hardstanding, dense scrub, scattered trees and amenity grassland (See II). Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
BUILDINGS AND HARDSTANDING	Urban – Developed Land; Sealed Surface	0.1662	N/A	N/A
SCATTERED TREES	Urban – Urban Tree (T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, G1, G2)	0.0387	Moderate	Passes 4 of 6 condition assessment criteria (Urban-Urban Tree): - Tree is native species. - The tree canopy is predominantly continuous. - No evidence of ill health or damage. - More than 20% of canopy oversailing vegetation.
DENSE SCRUB	Heathland and Scrub – Hazel Scrub	0.0219	Poor	Passes 2 of 5 condition assessment criteria (Scrub): - Habitat representative of UKHab definition. - Varied age range.
AMENITY GRASSLAND	Grassland – Modified Grassland	0.0733	Poor	The habitat fails the criteria for 6-8 species per m2, therefore, the habitat can only achieve poor condition.

3.2. HABITAT RETENTION

Two trees in the north of the site will be retained under current proposals. Table 3.2 outlines the area of habitat to be retained.



TABLE 3.2 HABITAT RETENTION

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT
SCATTERED TREES	Urban – Urban Tree	0.0015 (T9 and T10)	Moderate

3.3. HABITAT ENHANCEMENT

Some of the dense scrub in the north-west of the site will be enhanced, due to the removal of the invasive wall cotoneaster (*Cotoneaster horizontalis*). Table 3.3 outlines the area of habitat to be enhanced.

TABLE 3.3 HABITAT ENHANCEMENT

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION AND TARGET TIME TO CONDITION
DENSE SCRUB	Heathland and Scrub – Hazel Scrub	0.0075	Moderate	Passes 3 of 5 condition assessment criteria: - Habitat representative of UKHab definition. - Varied age range. Absence of invasive - non-native plant species. Target time to condition will be 15 years.

3.4. HABITAT CREATION CONDITION ASSESSMENT

A number of habitats are proposed within the proposed planting plans. Table 3.4 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.

TABLE 3.4 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
BUILDINGS	Urban - Developed Land; Sealed Surface	0.2215	N/A	N/A
HARDSTANDING /HARDWORKS				



HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
PROPOSED ORNAMENTAL PLANTING	Urban- Introduced Shrub	0.0324	N/A	N/A
SCATTERED TREES	Urban - Urban Tree	0.2564 (6x medium, 9x small)	Moderate	Passes 3 of 5 Condition Assessment Criteria: - The tree canopy is predominantly continuous. - No evidence of ill health or damage. - More than 20% of canopy oversailing vegetation. Target time to condition will be 27 years.
PROPOSED NATIVE HEDGE PLANTING	Native Hedgerow	0.044	Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group. Target time to condition will be 5 years.
PROPOSED ORNAMNETAL HEDGE PLANTING	Hedge Ornamental Non-Native	0.029	Poor	Condition automatically assigned by metric. Target time to condition will be 1 year.

3.5. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. The site lies outside of the Biodiversity Opportunity Area outlined in the Reading Borough Council Biodiversity Action Plan which is approximately 800 m south of the site. The site predominantly comprises buildings and hardstanding with some scattered trees, amenity grassland and dense scrub. Due to the developed nature of the site, it is expected to hold little value for local wildlife. Residential housing surrounding the site is likely to have limited ecological value.

3.6. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.36 habitat units and 0.18 hedgerow units as a result of development. Table 3.5 shows the headline results detailed within the Biodiversity Metric.



TABLE 3.5 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	+0.36
	Hedgerow Units	+0.18
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	+66.25%
	Hedgerow Units	+100.00%
	River Units	N/A



4. CONCLUSIONS AND RECOMMENDATIONS

A total gain of 0.36 habitat units and 0.18 hedgerow units will be achieved as a result of the development based on the proposed planting plans.

It is recommended that a 30 year habitat management is produced to secure the net gains on site.



5. REFERENCES

-  Ground Control Ltd (2023) Detailed Planting Plans, J230907-GCPS-ZZ-ZZ-D-L-0201
-  National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
-  Natural England Joint Publication JP039. (2022). Biodiversity Metric 3.1 -Summary of Changes.
-  Natural England Joint Publication JP039. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Technical Supplement.
-  Natural England Joint Publication JP039. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, User Guide.
-  Natural England. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Condition Assessment Sheets.
-  RSK (2022). The George and Dragon Preliminary Ecological Appraisal. (Project number: 2484266)

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

 Treeline

 Amenity grassland

 Buildings

 Dense scrub

 Hardstanding

 Scattered trees

 Wall cotoneaster

Notes

Issue: 1	Revision: 1	Date: 23/11/2023	Drawn: CB2	Authorised: CK
Client: Greene King Brewing and Retailing Limited			Job No. 81-070	Date: 23/11/2023
			Drawing No. 81-070-002	Scale: 1:750 @A4
Job title: George and Dragon, Reading			Drawing title: Phase 1 Habitat Plan	



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0 10 20 30 40 50 m

APPENDIX II

PHOTOGRAPHS OF THE

SITE

HABITAT	PHOTOGRAPH
HARDSTANDING	
BUILDINGS	
AMENITY GRASSLAND	



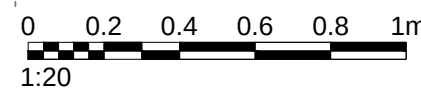
HABITAT	PHOTOGRAPH
DENSE SCRUB	
SCATTERED TREES	
WALL COTONEASTER	



APPENDIX III

DETAILED PLANTING

PLANS



APPENDIX IV POST DEVELOPMENT PLAN

Key:

- Site boundary
- Proposed native hedgerow
- Proposed ornamental hedge
- Introduced shrub - u
- ▤ Buildings and hardstanding - u1b
- ▤ Retained hazel scrub - h3
- Proposed trees

Notes

Issue: 1	Revision: 1	Date: 23/11/2023	Drawn: CB2	Authorised: CK
Client: Greene King Brewing and Retailing Limited			Job No. 81-070	Date: 23/11/2023
			Drawing No. 81-070-003	Scale: 1:750 @A4
Job title: George and Dragon, Reading			Drawing title: Post Development Plan	



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APPENDIX V

PROPOSED HEDGEROW

CONDITION ASSESSMENT

ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).	N
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y



ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall gappiness, but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y
C2.	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica spp.</i>), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex spp.</i>). Their presence, either singly or together, should not exceed the 20% cover threshold.	Y
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.	Y



ATTRIBUTES AND FUNCTIONAL GROUPINGS (A, B, C, D & E)		CRITERIA (THE MINIMUM REQUIREMENTS FOR 'FAVOURABLE CONDITION'	DESCRIPTION	CONDITION ACHIEVED (Y/N)
				PROPOSED HEDGEROW
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	Y



The Biodiversity Metric 3.1 - Calculation Tool

Start page

Project details	
Planning authority:	Reading Borough Council
Project name:	The George and Dragon, Bath Road
Applicant:	Greene King Brewing and Retail Limited
Application type:	Full
Planning application reference:	
Assessor:	Ciara Bass
Reviewer:	Celia Barlow
Metric version:	3.1
Assessment date:	31/08/2023
Planning authority reviewer:	

Instructions

Main menu

Results

View all

Reset view

Cell style conventions	
	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site post intervention map

Insert

Off-site baseline map

Insert

Off-site post intervention map

Insert

Area habitats

Hedgerows and lines of trees

Rivers and streams

The Biodiversity Metric 3.1 - Calculation Tool

Main menu

Start page

Instructions

Technical data

Results

Urban tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	9	0.0366		0.0000
Medium		0.0000	6	0.2197		0.0000
Large		0.0000		0.0000		0.0000
Total	0	0.0000	15	0.2564	0	0.0000

Start here

1



2



3



4

On-site baseline

A-1 On-site habitat baseline

B-1 On-site hedge baseline

C-1 On-site river baseline

On-site post development

A-2 Habitat creation

A-3 Habitat enhancement

B-2 Hedgerow creation

B-3 Hedgerow enhancement

C-2 River creation

C-3 River enhancement

Off-site baseline

D-1 Off-site habitat baseline

E-1 Off-site hedge baseline

F-1 Off-site river baseline

Off-site post development

D-2 Off-site habitat creation

D-3 Off-site habitat enhancement

E-2 Off-site hedge creation

E-3 Off-site hedge enhancement

F-2 Off-site river creation

F-3 Off-site river enhancement

On-site baseline	Habitat units	0.54
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.90
	Hedgerow units	0.18
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	66.25%
	Hedgerow units	0.00%
	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	0.36
	Hedgerow units	0.18
	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	66.25%
	Hedgerow units	100.00%
	River units	0.00%
Trading rules Satisfied?	No - Check Trading Summary ▲	

The George and Dragon, Bath Road
Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (including all on-site & off-site habitat retention/creation)	Habitat units	0.36
	Hedgerow units	0.18
	River units	0.00

Total project biodiversity % change (including all On-site & Off-site Habitat Creation + Retained Habitats)	Habitat units	66.25%
	Hedgerow units	100.00%
	River units	0.00%

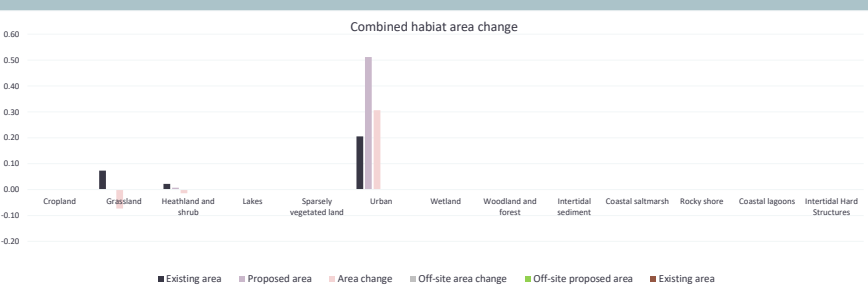
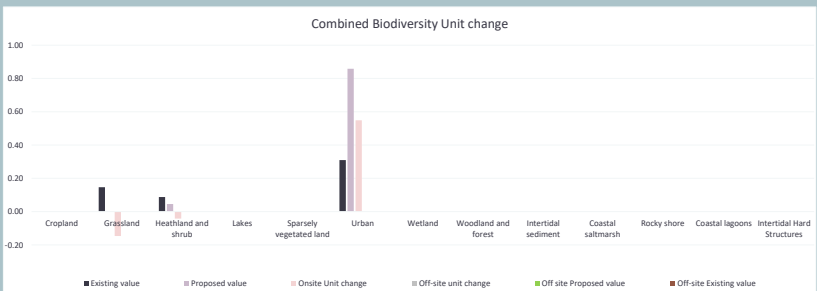
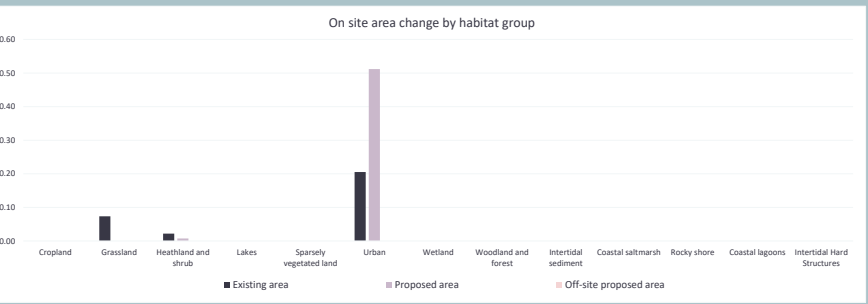
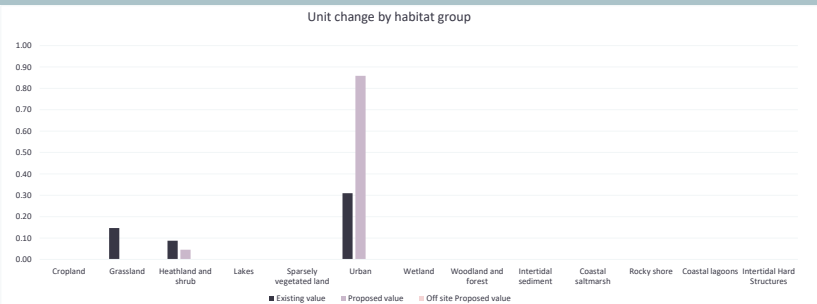
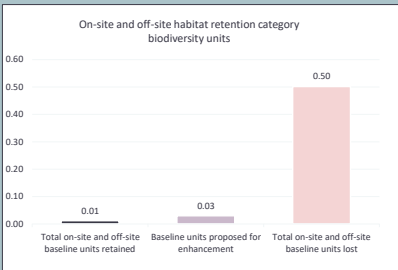
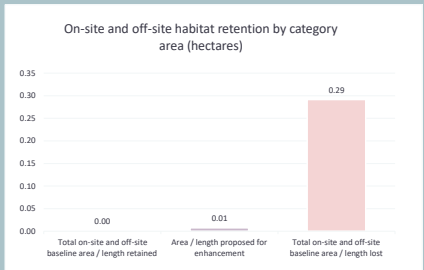
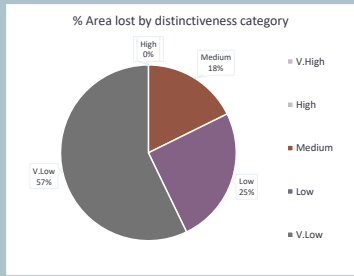
Combined habitat retention and enhancement			
	Habitats	Hedgerows	Rivers
Total on-site and off-site baseline area / length	0.30	0.00	0.00
Total on-site and off-site baseline units	0.54	0.00	0.00
Total on-site and off-site baseline area / length retained	0.00	0.00	0.00
Total on-site and off-site baseline units retained	0.01	0.00	0.00
Area / length proposed for enhancement	0.01	0.00	0.00
Baseline units proposed for enhancement	0.03	0.00	0.00
Total on-site and off-site baseline area / length lost	0.29	0.00	0.00
Total on-site and off-site baseline units lost	0.60	0.00	0.00

Area Habitats

Area Habitata

Area Habitat

Combined area lost by distinctiveness band		
Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.0818	18
Low	0.0733	25
V.Low	0.1686	57



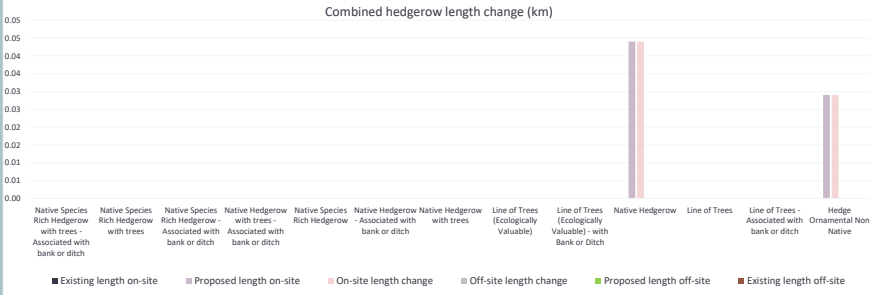
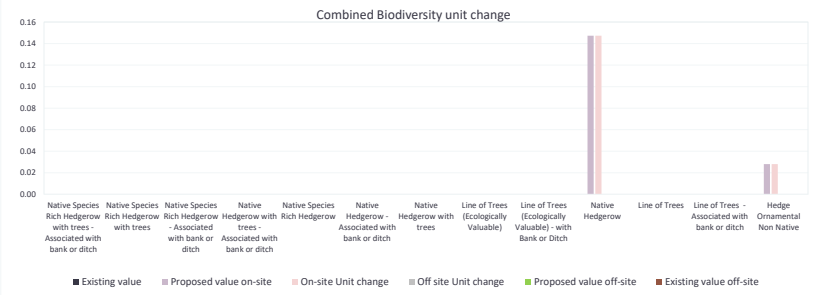
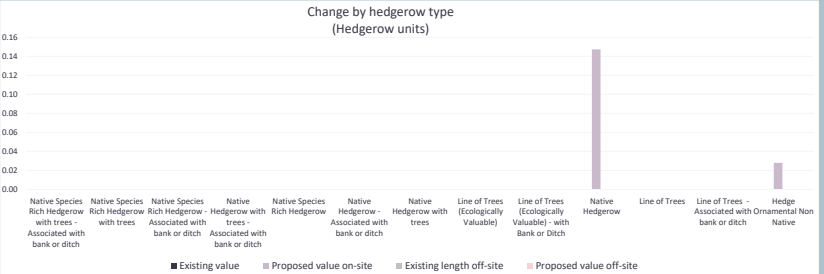
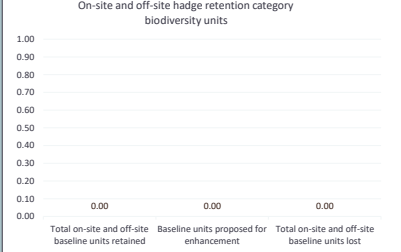
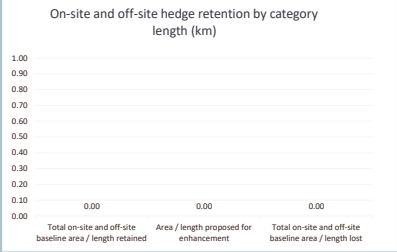
Hedgerows and lines of trees

On site change by hedgerow type						
Hedgerow type	Baseline		Post development on site		Onsite Change	
	Existing length on-site	Existing value	Proposed length on-site	Proposed value on-site	On-site length change	On-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.04	0.15	0.04	0.15
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.03	0.03	0.03	0.03

Off site change by hedgerow type						
Hedgerow type	Off site baseline		Post development off site		Off site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

Combined on and off site change by hedgerow type						
Hedgerow type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.04	0.15	0.04	0.15
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.03	0.03	0.03	0.03

Combined length lost by distinctiveness band		
Category	Length lost (KM)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	
V.Low	0	



Rivers and Streams

Rivers and Streams

Rivers and Streams

Rivers and Streams

On site change by river type

River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Off site change by river type

River type	Baseline		Post development off-site		Off-site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off-site unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

Combined on and off site change by river type

River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

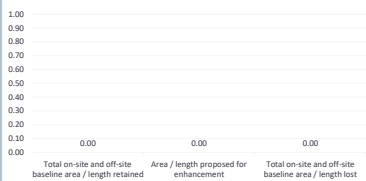
Combined length lost by distinctiveness band

Category	Length lost (KM)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	

% Length lost by d
distinctiveness category

- V.High
- High
- Medium
- Low

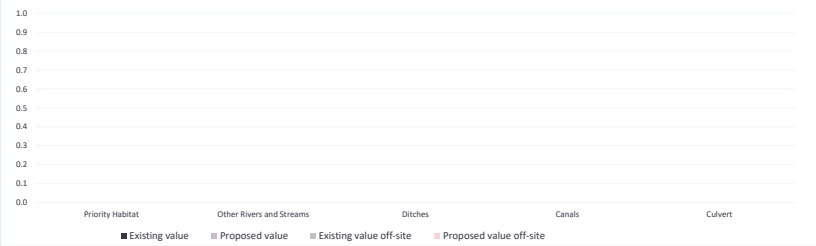
River length retained, proposed for enhancement or lost
(length km)



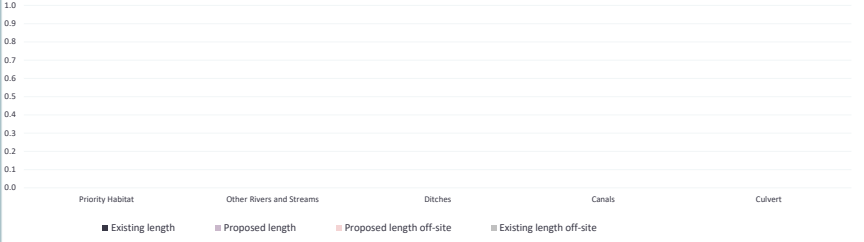
River retention category
(Biodiversity units)



Unit change by river type



Length change by river type



Combined Biodiversity Unit change



Combined river length change



Return to results menu

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Beepoka compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (≥)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness					
Habitat group	Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change	Unit Losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on Peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic Valley Mire [1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness					
Habitat group	Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain Wetland Mosaic (CFGM)	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Sea buckthorn scrub (Annex 1)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland Heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl Lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat Lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (Priority Habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes, ponds and pools	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open Mosaic Habitats on Previously Developed Land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal Saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Defect: Like for like not satisfied	✔ 0.00

Medium Distinctiveness					
Habitat Group	Group	On site unit change	Off Site unit Change	Project wide unit change	Cumulative Broad Habitat Change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen & nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	-0.04
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	-0.04	0.00	-0.04	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Lakes - Ponds (Non- Priority Habitat)	Lakes	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.49
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Urban - Urban Tree	Urban	0.49	0.00	0.49	0.00
Woodland and forest - Other Scot's Pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland: broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland: mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal Hard Structures - Artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)	Intertidal	0.00	0.00	0.00	
		0.44	0.00	0.44	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.49
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-0.04
Higher distinctiveness surplus units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	0.49

Low Distinctiveness				
Habitat group	Group	On site unit change	Off Site Unit Change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Cereal crops winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-0.15	0.00	-0.15
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/Ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Sparsely vegetated land	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.06	0.00	0.06
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit/quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable urban drainage feature	Urban	0.00	0.00	0.00
Urban - Vacant/derelict land/ bareground	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00

Low Distinctiveness Summary	
Low Distinctiveness Net Change in Units	-0.08
Cumulative surplus of units	0.40

Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal Hard Structures - Artificial hard structures	Intertidal	0.00	0.00	0.00
Intertidal Hard Structures - Artificial features of hard structures	Intertidal	0.00	0.00	0.00
Heathland and shrub - Sea buckthorn scrub (other)	Heathland and shrub	0.00	0.00	0.00
		-0.08		-0.08

A-1 Site Habitat Baseline

Condense / Show Rows

Instructions

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	0.0733	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.15
2	Urban	Urban Tree	0.0387	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.31
3	Heathland and shrub	Hazel scrub	0.0219	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.09
4	Urban	Developed land; sealed surface	0.1666	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
5												
6												
7												
8												
			Total habitat area	0.30								0.64

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		Assessor comments	Reviewer comments
0	0	0.00	0.00	0.07	0.15			
0.0015	0	0.01	0.00	0.04	0.30			
0	0.0075	0.00	0.03	0.01	0.06			
0	0	0.00	0.00	0.17	0.00			
0.00	0.01	0.01	0.03	0.29	0.50			

Total area lost (excluding area of Urban trees and Green walls)	0.25
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[illegible]

[illegible]

Proposed Habitat (Pre-populated but can be overridden)						Post development/ post intervention habitats							
Proposed Broad Habitat		Proposed habitat		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance		
				Distinctiveness change	Condition change						Strategic significance	Strategic significance	Strategic position multiplier
Heathland and shrub		Heath scrub		Medium - Medium	Poor - Moderate	0.0070	Medium	4	Moderate	2	Area/compensation or in local strategy to local strategy	Low Strategic Significance	1
						0.01							

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
7	0	0	Standard time to target condition applied	7	0.779	Medium	Standard difficulty applied	Medium	0.67	0.05		
										0.08		

B-2 Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

[Main Menu](#)

Instructions

[illegible]

240																			
241																			
242																			
243																			
244																			
245																			
246																			
247																			
248																			
			0.07																

162, Bath Road, Reading, RG30 2HA

The highest risk of flooding at this location is from **surface water**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
468161/172198

Created
21 Oct 2024 12:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
468161/172198

Scale
1:2500

Created
21 Oct 2024 12:35

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2

