



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, with new ground level planters, ornamental shrubs and tree planting.
Site area	0.19 hectares
Assessor	Xanthippe Timbrell FdSc – Assistant Ecologist
Assessment date	17/06/2025

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, the Arboricultural Planning Report produced by Arb Consultancy Ltd in November 2024 (report reference 24 2653 JG Glenmore Place Arb TR) 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. T2 and T7 are not included within the statutory biodiversity metric calculations due to being too small to be assessed as trees within the metric. The proposed habitats present on site post-development have been obtained from the Softworks General Arrangement plan produced by HTA Design LLP in May 2025 (drawing number RBC-DPR_HTA-L_DR_0902, Revision J). The Softworks General Arrangement 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 two small trees in poor condition (there are other very small self-seeded trees onsite but these are too small - less than 7.5cm in stem diameter - to be assessed within the metric). The existing trees and grassland will be lost to development, however the biodiversity will be enhanced overall post-development with the planting of a mixture of native and ornamental trees (11 in total), and the creation of ground level planters containing a variety of perennial ground cover plants.

Figure 1. Baseline Habitats Converted to Statutory Biodiversity Metric Terminology



Figure 2. Proposal

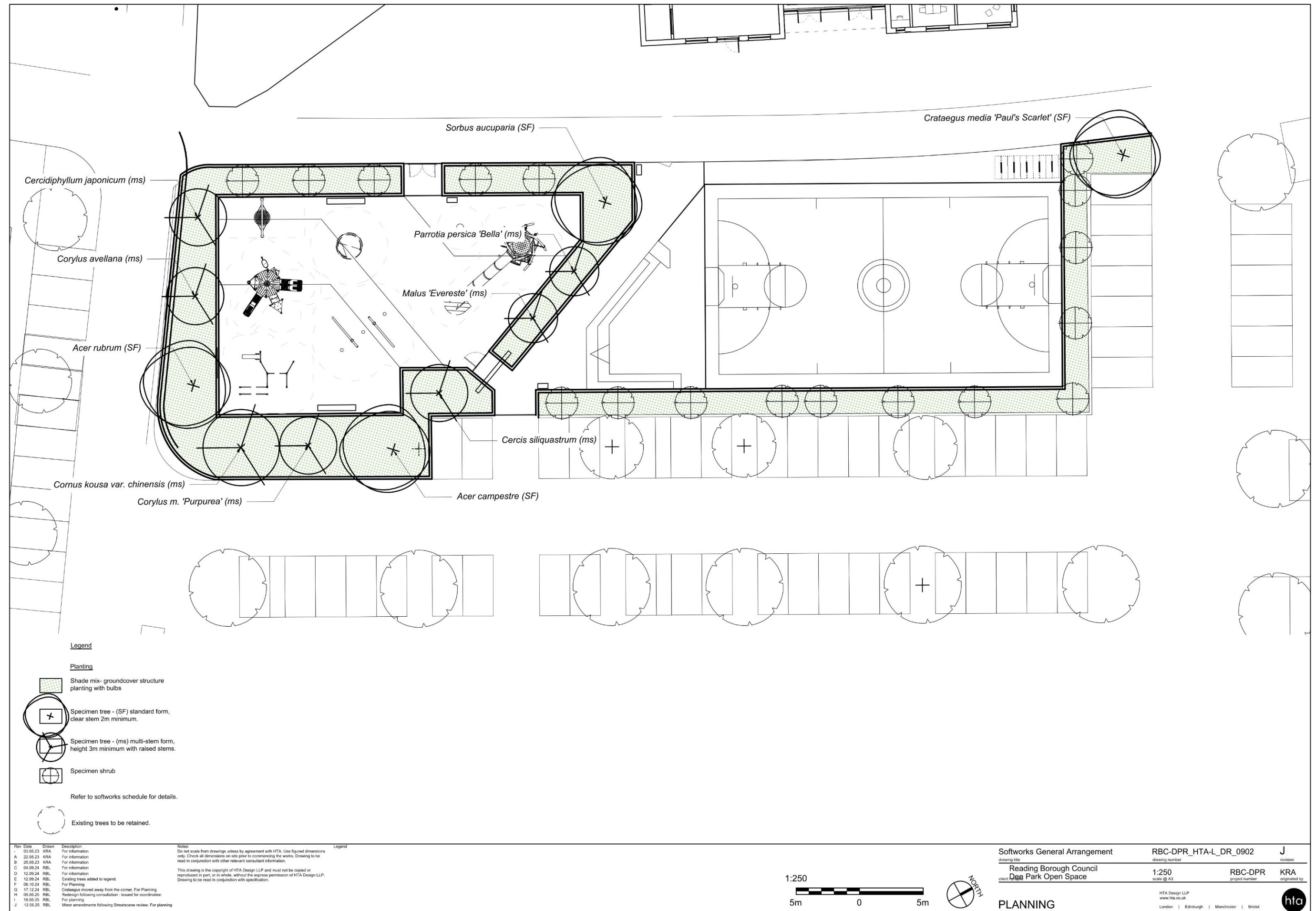
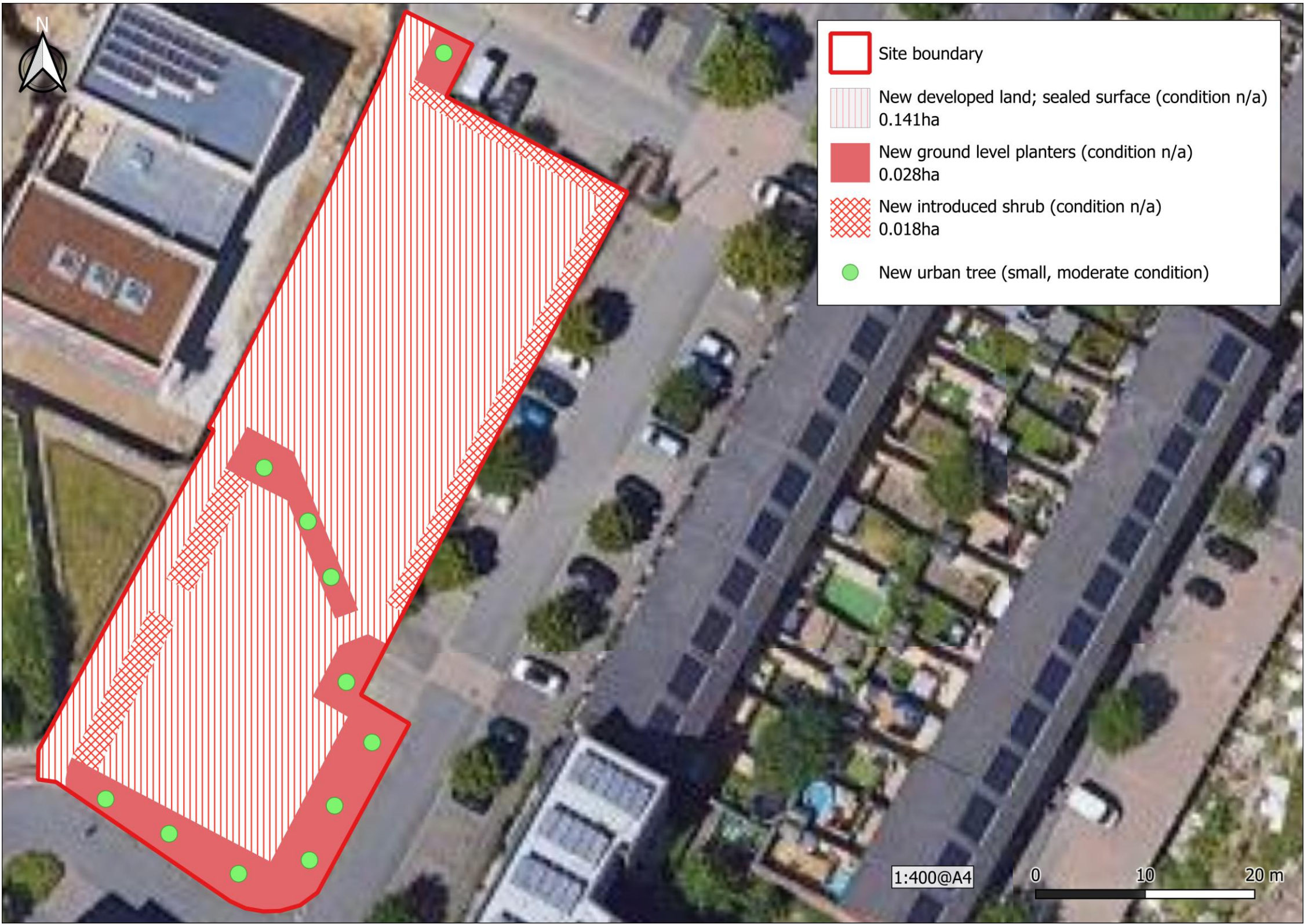


Figure 3. Proposed Site Layout – Habitats to be Retained and Created



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
0.19	0.23	+0.04
This post-development score takes into account the habitats retained and created onsite. - This equates to a gain in habitat units of 20.85%		

Figure 4. Headline Results taken from the Statutory Biodiversity Metric

Dee Park

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Headline Results

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On-site baseline	Habitat units	0.19	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.23	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.04	20.85%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.04
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	20.85%
	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%	0.19	0.21	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 ✓