

BIODIVERSITY NET GAIN PLAN

Site Address

Land North of Star Road
Caversham
Reading
RG4 5BE

Client

Idrees Baig
Virya Capital

Report Reference

ECO – 2025 – 000007

Prepared by

STM Environmental Consultants Ltd

Date

15/05/2025



CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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2 DOCUMENT CONTROL



BIODIVERSITY NET GAIN PLAN



Site Address:	Land North of Star Road Caversham Reading RG4 5BE
Prepared for:	Idrees Baig Virya Capital
STM Reference:	ECO – 2025 – 000007
Site Coordinates:	472409, 174838
Version No:	1.0
Date:	15/05/2025
Report Author:	Joanna Hackett (BSc) Graduate Environmental Consultant
Checked and Authorised by:	Simon Makoni (MSc) Director, Environmental Engineer

3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Idrees Baig of Virya Capital (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

4 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Idrees Baig of Virya Capital (Client) to undertake a Biodiversity Net Gain (BNG) Assessment for a proposed development site.

4.1 Site Location and Size

The site is located at Land North of Star Road, Caversham, Reading, RG4 5BE at grid reference is 472409, 174838. The site has an area of approximately 0.061ha. Maps showing the location of the site are presented in Figure 1 below.

The site lies within the jurisdiction of Reading Borough Council in terms of the planning process.

It is located in the Chilterns National Character Area.

4.2 Proposed Development

The development proposal is for the construction of 4no. new (private) dwelling houses. The development is classed as a minor development.

The proposed development plans are contained in [Appendix 1](#).

4.3 Report Objectives

The objective of this report is to provide an assessment of whether the biodiversity units delivered by the proposed development meet the requirement for a minimum 10% BNG above baseline conditions. Where this is not the case, it will provide recommendations for any off-site mitigation that may be necessary

4.4 Methodology

The works consisted of undertaking a Desk Study, a site visit and BNG calculations using the Government's Statutory Biodiversity Metric Calculation Tool 4.0.

4.4.1 Desk Study

The Desk Study was undertaken using publicly available information resources which included the following:

- [MAGIC website](#) – the Government's Multi-Agency Geographic Information for the Countryside. this provides authoritative geographic information about the natural environment from across government. Includes datasets showing locations of designated (i.e. SSSIs, SPA, SACs Ramsar, LNR) and non-designated (i.e. Forests, green belt) ecological protection zones.
- [Natural England Priority Habitat Inventory](#) – provides a dataset that maps priority habitats identified in the UK Biodiversity Action Plan and listed as being of principal importance for the purpose of conserving or enhancing biodiversity, under Section 41 of the Natural Environment and Rural Communities Act (2006).
- [Woodland Trusts Ancient Tree Inventory](#) – provides a dataset for identifying irreplaceable habitats such Ancient Semi Natural Woodland and Ancient Trees.
- Google mapping and imagery

4.4.2 Site Visit

No site visit was undertaken as part of the works.

5 POLICY AND LEGISLATIVE CONTEXT

5.1 Policy Context

5.1.1 Convention on Biological Diversity

The UK is a signatory to the Convention on Biological Diversity, Nagoya, Japan, 2010 which sets out a conservation plan to protect global biodiversity.

5.1.2 EU Biodiversity Strategy

In March 2010, the European Union (EU) agreed to an EU vision and 2020 mission for biodiversity which had the aims of:

- ensuring that EU biodiversity and the ecosystem services it provides are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided;
- halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restore them insofar as is feasible, while stepping up the EU contribution to averting global biodiversity loss.

5.1.3 UK Post-2010 Biodiversity Framework

The framework shows how the work of the four countries making up the UK links with work at a UK level to achieve the targets and the aims of the EU biodiversity strategy.

5.1.4 National Planning Policy Framework

The National Planning Policy Framework (NPPF) states that policies and decisions should be based on up-to date information about the natural environment and that local planning authorities should aim to conserve and enhance biodiversity when determining planning applications (Paragraph 118).

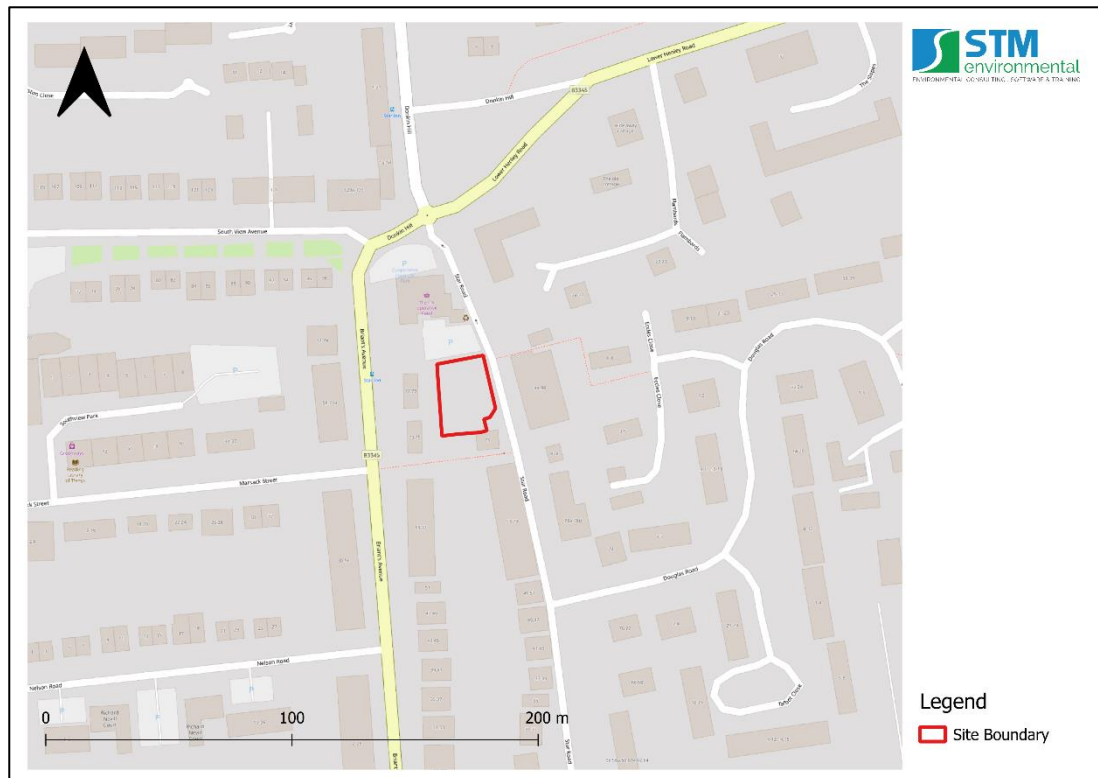
Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Any proposed development on land within or outside a Site of Special Scientific Interest (SSSI) that is likely to have an adverse effect on the SSSI (either individually or in combination with other developments) should not normally be permitted unless the benefits of the development clearly outweigh the negative impacts.

If significant harm resulting from development cannot be avoided, developments should be relocated to alternative sites with less harmful impact. If developments are not able to adequately mitigate or compensated for any harm caused, then planning permission should be refused.

The NPPF further directs that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and any opportunities to incorporate biodiversity in and around developments should be encouraged.

Figure 1: Site Location and Aerial Maps



5.2 Legislative Context

5.2.1 The Environment Act 2021

The Environment Act 2021 was granted Royal Assent on 9 November 2021. It introduced the idea of Biodiversity Net Gain (BNG) as an approach to development. BNG attempts to ensure that habitats for wildlife are left in a measurably better state than they were before the development.

BNG became mandatory in England on the 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for all Major developments from January 2024 and for small sites from April 2024.

BNG legally requires developers to ensure that the habitat value of a proposed development site is improved by a minimum of 10% compared with the pre-development baseline. This can be achieved through habitat creation and/or enhancements to existing habitats. Where BNG cannot be achieved on site, it is possible to implement compensatory habitat creation and/or enhancements off-site.

All biodiversity enhancements will be required to be maintained for a minimum of 30 years (UK Parliament, 2021).

Exemptions to the requirement for BNG include:

- planning or variation applications made before BNG came into force;
- Developments below the threshold - A development that does not impact a priority habitat and impacts less than 25m² (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows;
- Householder applications – for example small projects like home extensions, conservatories or loft conversions;
- Self-build and custom build applications - the development must consist of no more than 9 dwellings; be on a site that has an area no larger than 0.5 hectares; consist exclusively of dwellings that are self-build or custom housebuilding;
- Biodiversity gain site - Developments undertaken mainly for the purpose of fulfilling the BNG planning condition for another development;
- High speed rail transport network;
- Urgent crown developments;
- Developments that are granted planning permission by a development order (including permitted development rights).

5.2.2 Other relevant Legislation

There are a number of national and European Acts and Regulations that work to protect endangered species and their habitats. Some of these are summarised below.

- Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2010;
- The Countryside and Rights of Way Act 2000;
- Natural Environment and Rural Communities Act 2006;
- The Protection of Badgers Act 1992;
- Protection of Birds Act 1954
- The Hedgerow Regulations 1997;

5.3 Guidance

This report has been produced in line with the template for a 'BNG Feasibility Report' in the CIEEM Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021). It takes into account the document "BNG Good Practice Principles for Development" produced by CIRIA in 2019, and BS8683, the British Standard for Biodiversity Net Gain (British Standards Institute, 2021), to inform outputs and recommendations.

6 DESK STUDY

The findings of the desk study are summarised below.

6.1 Statutorily Protected Sites

Statutory sites with protection under UK, European and International law include:

-  Sites of Special Scientific Interest (SSSIs)
-  Ramsar Sites
-  Special Areas of Conservation (SACs)
-  Special Protection Areas (SPAs)
-  National Nature Reserves (NNRs)
-  Local Nature Reserves (LNRs)
-  Marine Conservation Zones (MCZs)

No statutorily protected sites were identified on or within 50m of the proposed development.

6.2 Ancient Trees

No ancient or protected trees were identified at the site.

7 BNG METRIC CALCULATIONS

The pre-development (baseline) and post-development (proposed) value of the habitats on the site was calculated using the Statutory Biodiversity Metric Calculation Tool 4.0/Small Sites Metric 4. The methodology for determining habitat distinctiveness and condition values follows the guidelines set out by the User Guide and Technical Supplement for Biodiversity Metric 4.0.

All the BNG trading rules on habitat compensation for each distinctiveness group were adhered to.

7.1 Baseline Habitats

A copy of the baseline habitat plan from the report is presented in [Appendix 2](#).

7.1.1 Area Habitats

A summary of the baseline area habitats identified for the site is given in the table below. The number of baseline area habitat units was calculated to be 0.49.

Table 1 : Summary of baseline area habitats

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units	Area Retained	Units Lost
Heathland and shrub	Mixed scrub	0.0610	Medium	Moderate	0.49	0	0.49

7.1.2 Hedgerow Habitats

No hedgerow habitats were identified on the site.

7.2 Post Development Habitats

A summary of the post development on-site and off-site habitats created is given in the tables below. A post-development on-site habitat plan is available in [Appendix 2](#).

As the developed site will consist of residential dwellings with private gardens, no post-development habitat creation or enhancement was allowed for. The private gardens were all assessed as “vegetated or unvegetated gardens”.

7.2.1 Post Development On-Site Area Habitat

The number of post development on-site area habitat units was calculated to be 0.04 resulting in a net loss of 91.28%.

Table 2 : Summary of post development habitats to be created on-site

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Urban	Developed land; sealed surface	0.028171	V.Low	N/A - Other	0.00
Urban	Unvegetated garden (Car Park)	0.010796	V.Low	N/A - Other	0.00
Urban	Vegetated garden	0.022066	Low	Condition Assessment N/A	0.04

7.2.2 Post Development On-Site Hedgerow Habitat

As mentioned above, as the developed site will consist of residential dwellings with private gardens, no habitat enhancement in the form of hedgerows has been allowed for.

7.2.3 Post Development Off-Site Habitat

Off-site habitat enhancement will be required in order to meet the trading requirements.

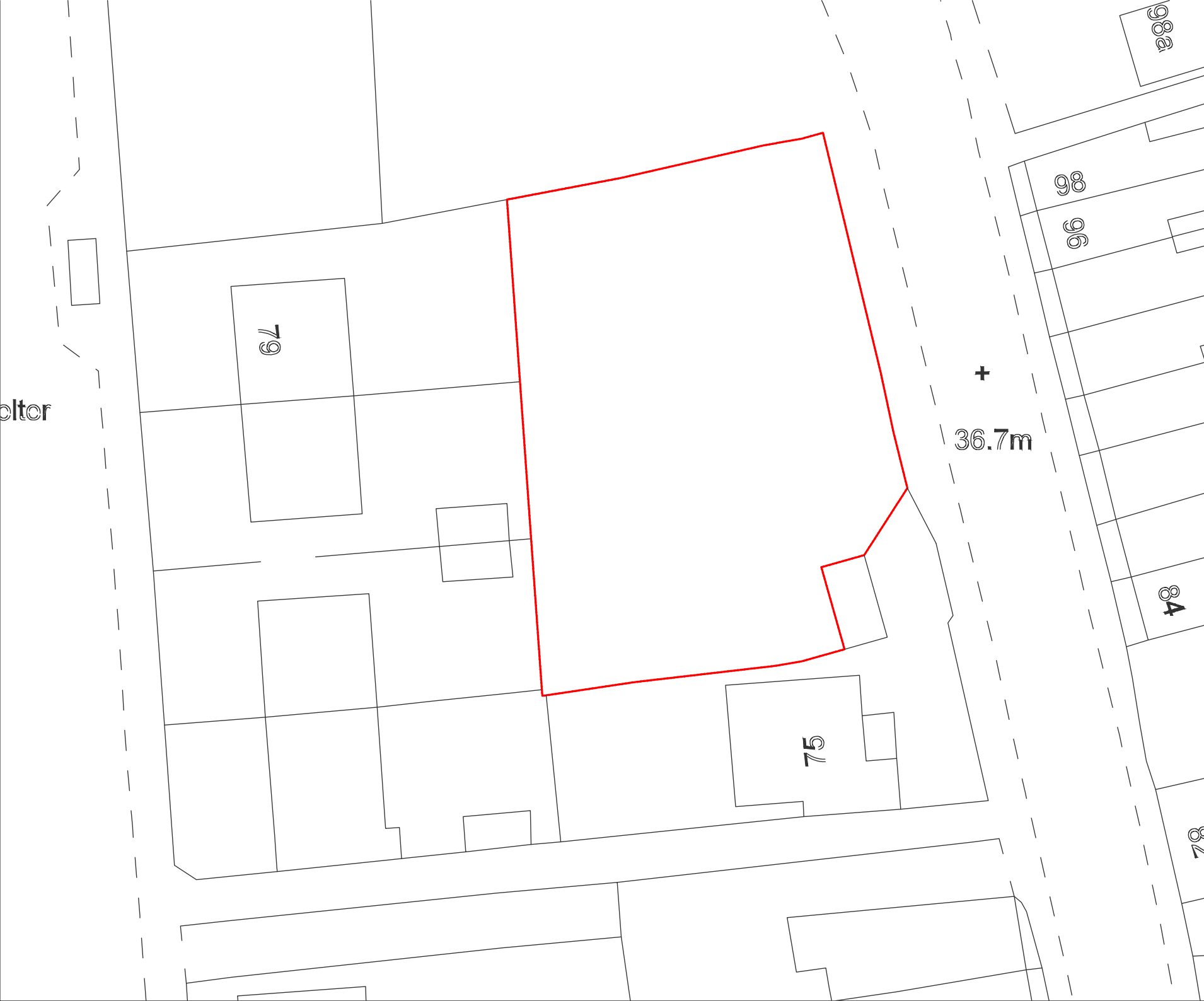
A total of 0.49 habitat units will need to be purchased off-site in order to provide the required 10% net gain target of 0.54 habitat units.

8 CONCLUSIONS AND RECOMMENDATIONS

The calculation has shown that there is a need for an off-site biodiversity gain equivalent to 0.49 habitat units in order to comply with the trading requirements. The Client has accepted this and agrees to be bound by a planning condition or section 106 agreement in this regard, if planning permission is granted.

9 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS

See next page.



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

PLANNING ISSUE

Project Number: 25001

Date: February 2025

Scale: 1:200 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Existing Site Plan

Drawing Title: 25001-PL140-A

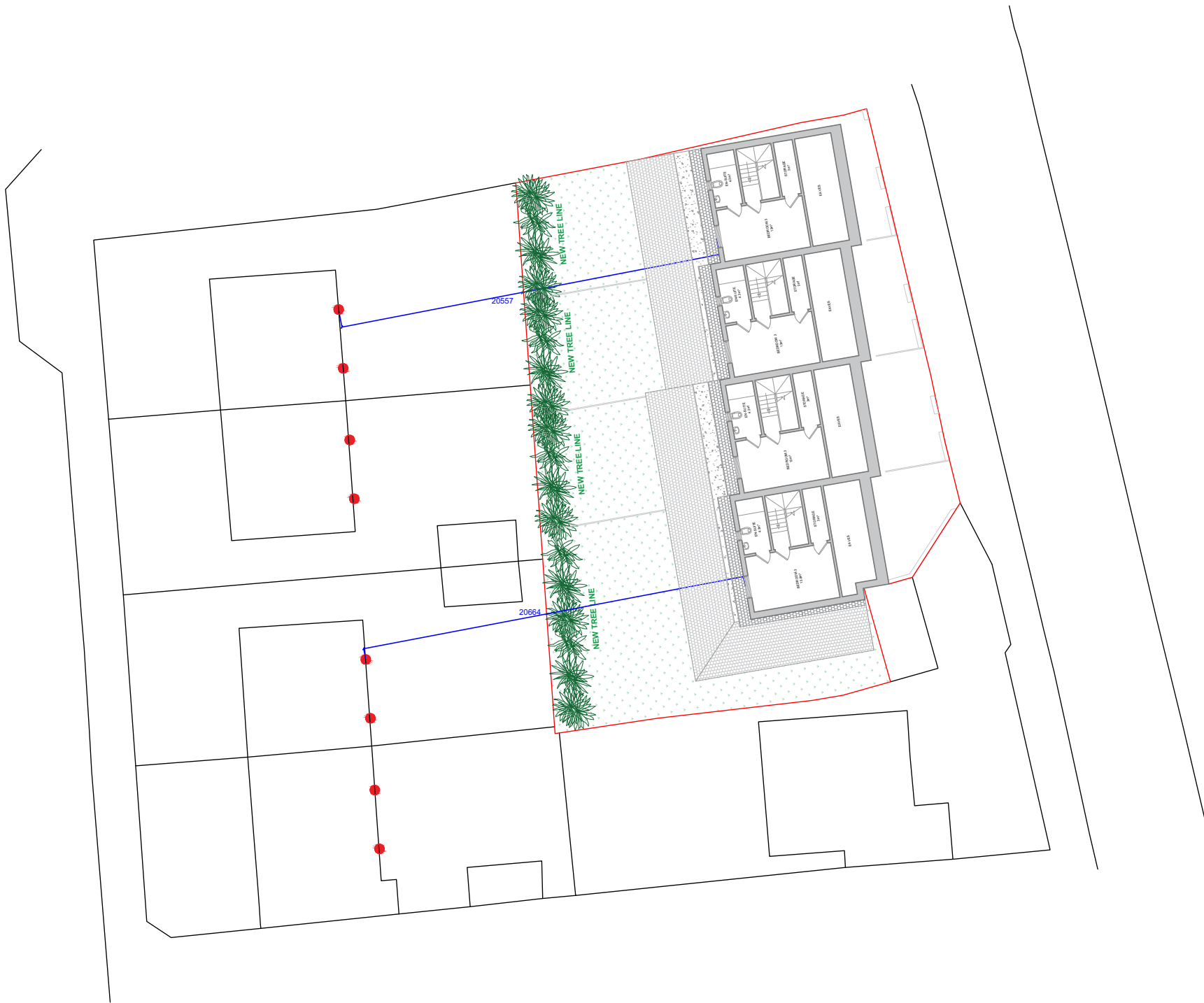
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0m 2m 4m 6m 8m 10m



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

PLANNING ISSUE

Project Number: 25001

Date: March 2025

Scale: 1:200 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Site Plan

Drawing Title: 25001-PL240-A

Drawn: IB Rev: A

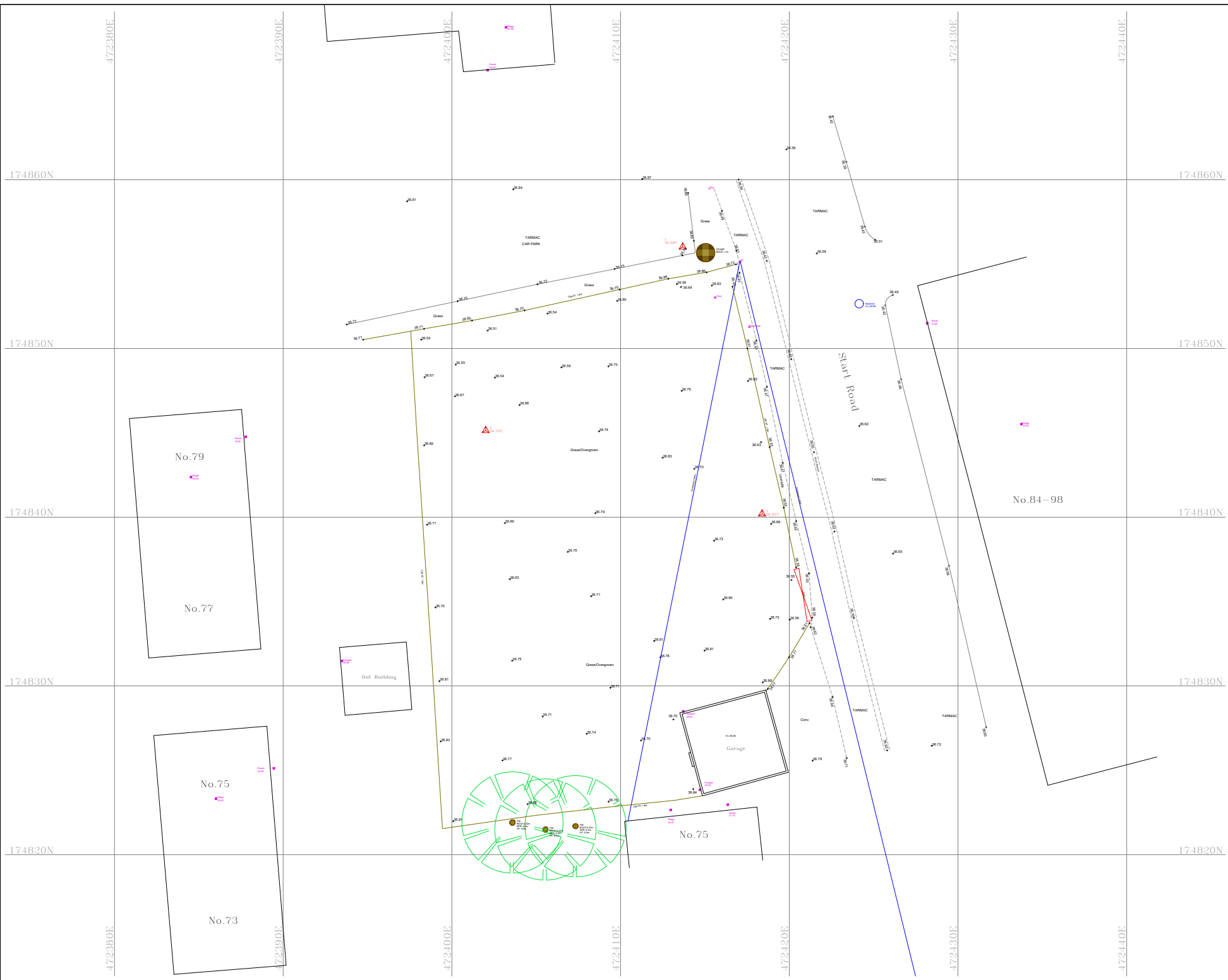


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0m 2m 4m 6m 8m 10m



Important Information:

Any Drainage that has been investigated should be checked against statutory records to confirm details before proceeding with any design work.

We advise that an arborologist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

[illegible]

North:



Grid:

Grid: Survey is based on Ordnance Survey National Grid (OSB036) with center on STN 2 with scale factor 1. Values have been derived via GPS using OS active network using the OSGM15 transformation and OSGM15 Geoid model.

Levelling: Ordnance Datum

Levelling

Drawing Title:
Topographical Survey

Site Address: Land North of 75 Star Road
RG4 5BE

Client:



Surveyor	MSM	Drawn By	MSM	Verified By	ATS	Date	27.01.20
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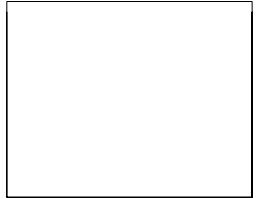
MIC No: MIC/MBS0107		Rev: 001
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Scale: 1:100m @ A1	Date: 27.01.2025
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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:



Scale: 1:100 @A3
Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Ground Floor Plans

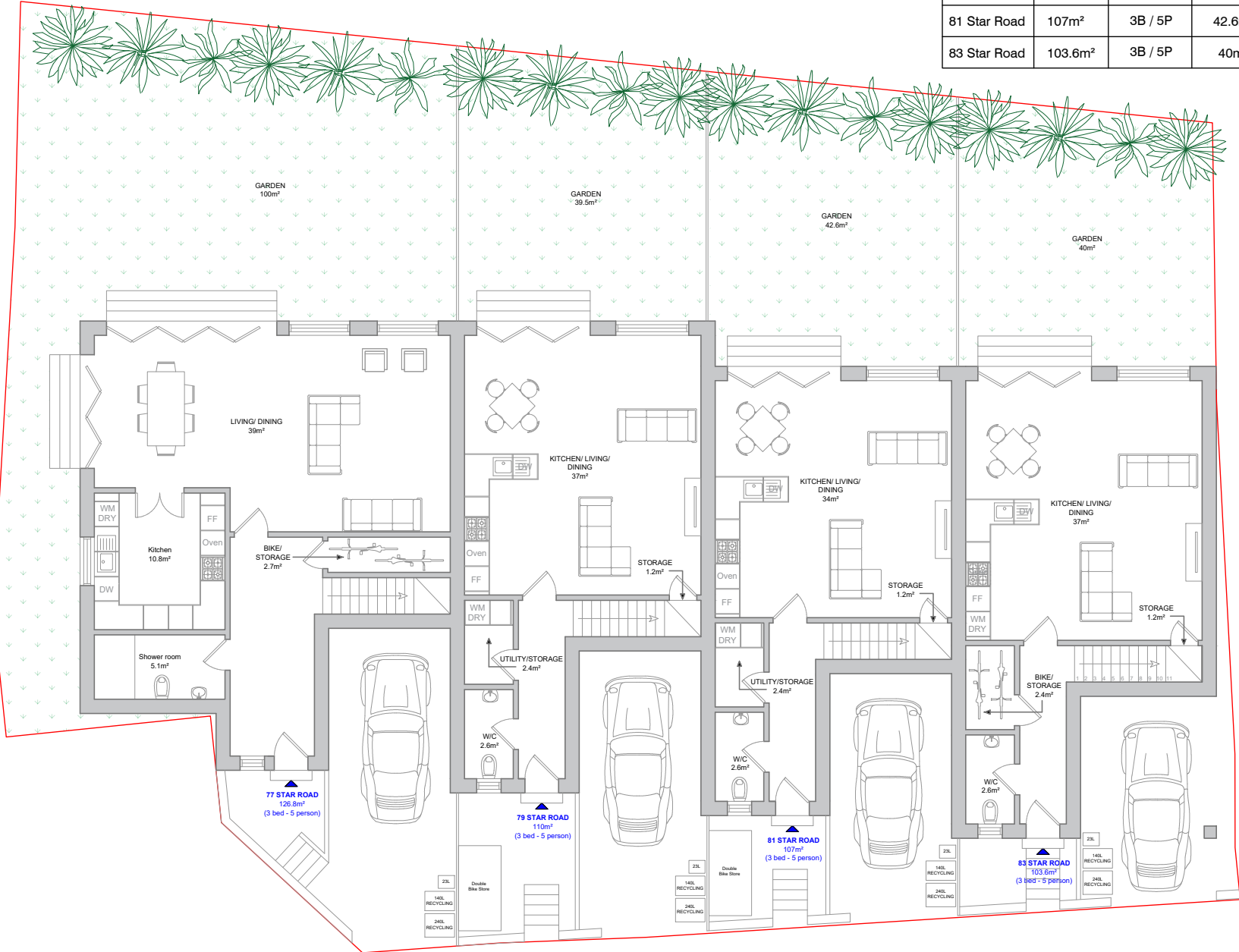
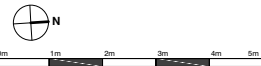
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Drawn: IB Rev: A



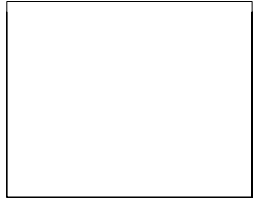
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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:



Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed First Floor Plans

Drawing Title: 25001-PL201-A

Drawn: IB Rev: A



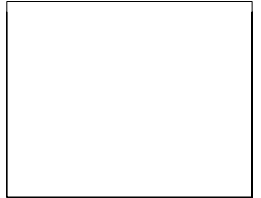
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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:



Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Second Floor Plans

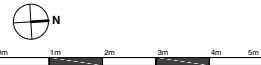
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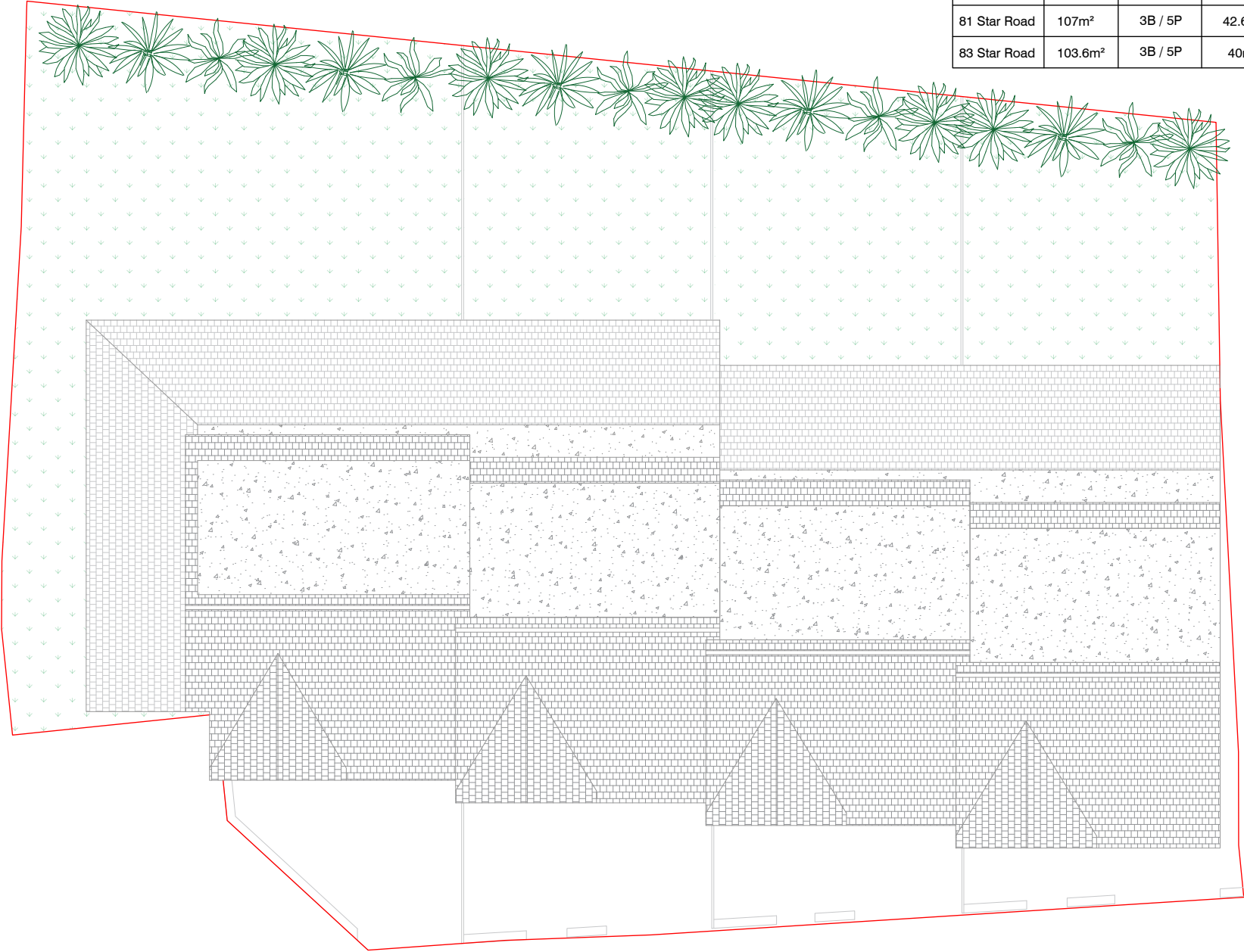


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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Roof Plans

Drawing Title: 25001-PL203-A

Drawn: IB Rev: A

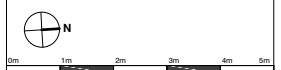

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0m 1m 2m 3m 4m 5m

[illegible]



PROPOSED
FRONT ELEVATION

PROPOSED
FRONT ELEVATION



PROPOSED
REAR ELEVATION

PROPOSED
REAR ELEVATION

Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A July 2025

PLANNING ISSUE

Project Number: 25001

Date: July 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Elevations

Drawing Title: 25001-PL220-A

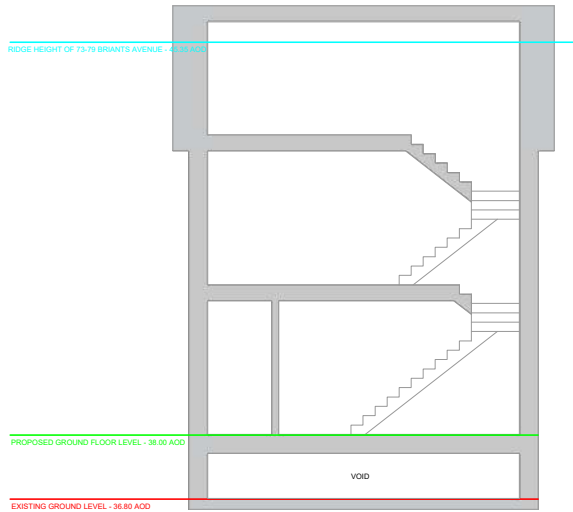
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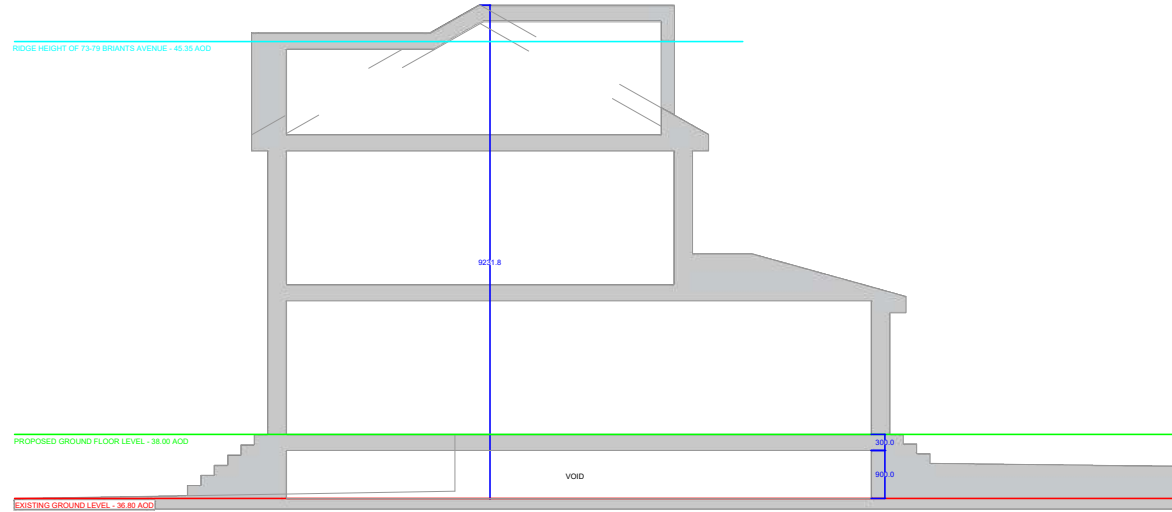
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PROPOSED TYPICAL
SECTION AA



PROPOSED TYPICAL
SECTION BB

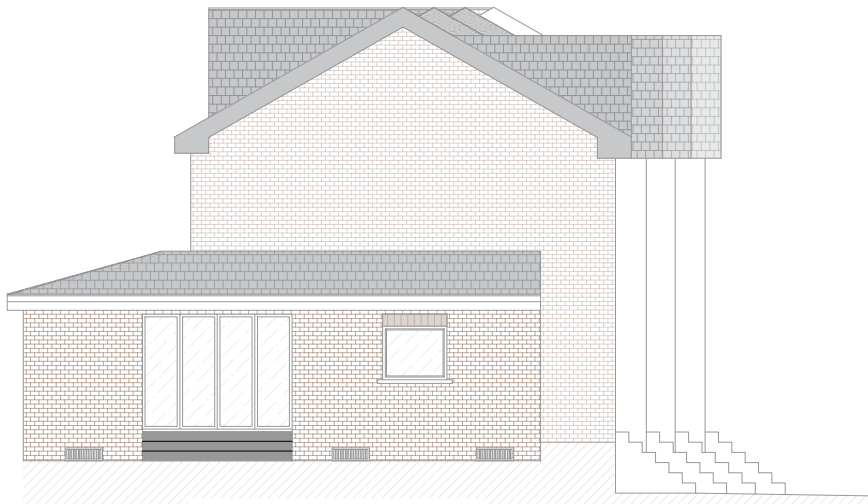
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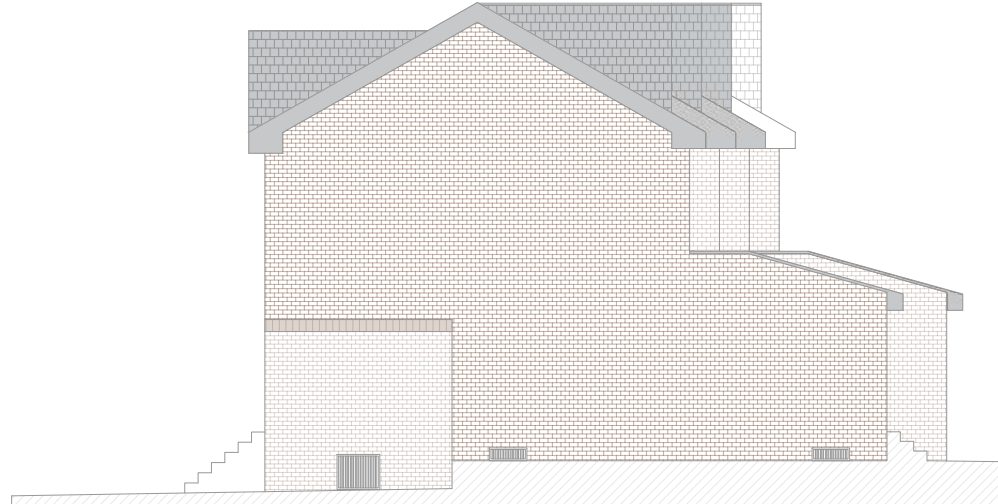
Key:

General Notes:

Proposed Notes:



PROPOSED
SOUTH FLANK ELEVATION



PROPOSED
NORTH FLANK ELEVATION

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Elevations & Section

Drawing Title: 25001-PL221-A

Drawn: IB Rev: A


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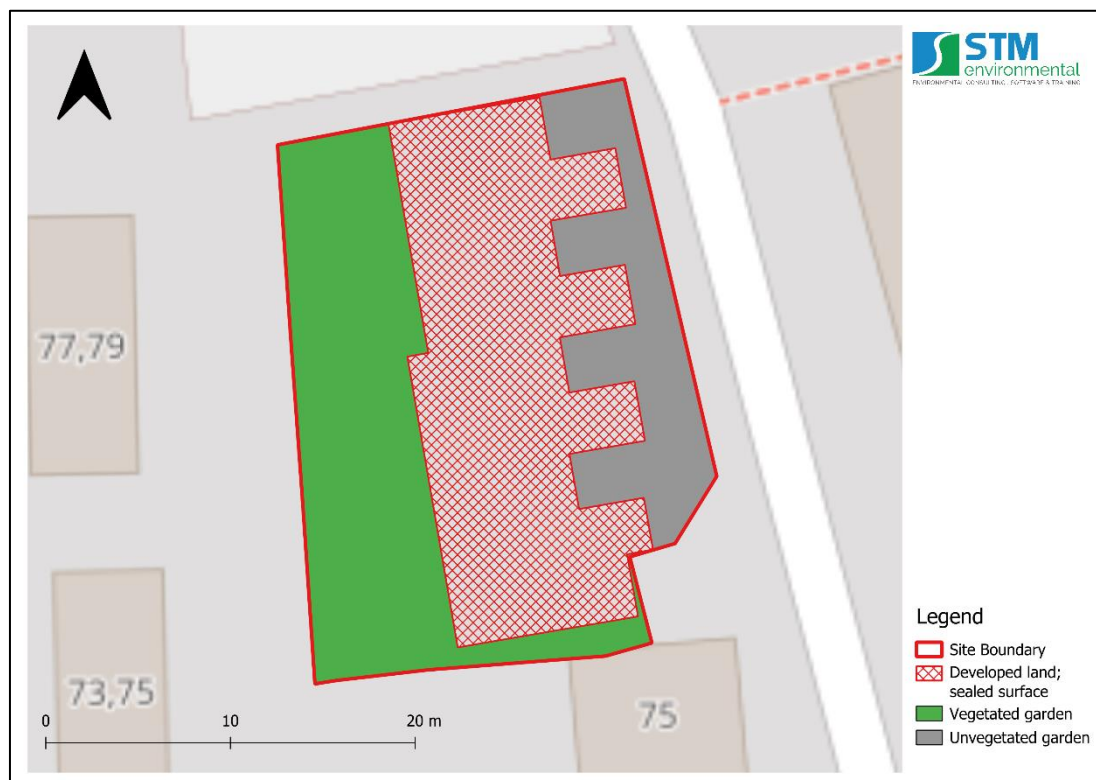
0m 1m 2m 3m 4m 5m

10 APPENDIX 2 – HABITAT PLANS

10.1 Baseline Habitat Plan



10.2 Post Development Habitat Plan



11 APPENDIX 3 – SITE PHOTOGRAPHY



12 APPENDIX 4 – BNG CALCULATIONS

12.1 Headline Results

See next page.

Headline Results		Return to results menu	
Scroll down for final results ▲			
On-site baseline	Habitat units	0.49	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.45	-91.28%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
On-site net gain is less than target set ▲			
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	-0.45	
	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	-0.45	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-91.28%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.49	0.54	0.49
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

12.2 Detailed Results

See next page.

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units
(including all on-site & off-site habitat retention / creation)

Habitat units

-0.48

Hedgerow units

0.00

Watercourse units

0.00

Total project biodiversity % change
(including all on-site & off-site habitat creation + retained habitats)

Habitat units

-91.88%

Hedgerow units

0.00%

Watercourse units

0.00%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.06	0.06	0.06
Total on-site and off-site baseline units	0.48	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	0.00	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	0.06	0.00	0.00
Total on-site and off-site baseline units lost	0.48	0.00	0.00

Area habitats

On-site change by broad habitat type

Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.06	0.48	0.00	0.00	-0.06	-0.48
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.04	0.00	0.04
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footpath	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Off-site change by broad habitat type

Habitat group	Baseline		Post-development off-site		Off-site change	
	Off-site existing area	Off-site existing value	Off-site proposed area	Off-site proposed value	Off-site area change	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footpath	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Combined on-site and off-site change by broad habitat type

Habitat group	Baseline		On-site and off-site post-development		Combined change	
	Combined existing area	Combined existing value	Combined proposed area	Combined proposed value	Combined area change	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.06	0.48	0.00	0.00	-0.06	-0.48
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.04	0.00	0.04
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00	0.00
Watercourse footpath	0.00	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00	0.00

Area lost from baseline(s) by distinctiveness band

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.06006	100
Low	0	
V.Low	0	

% Area lost by distinctiveness category

Category	Area lost (hectares)	Area lost (%)
V.Low	0	0%
Low	0	0%
Medium	0.06006	100%
High	0	0%
V.High	0	0%

On-site and off-site habitat retention by category area (hectares)

Category	Area lost (hectares)	Area lost (%)
V.Low	0	0%
Low	0	0%
Medium	0.06006	100%
High	0	0%
V.High	0	0%

On-site and off-site hedge retention category (biodiversity units)

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

Biodiversity unit change by habitat group

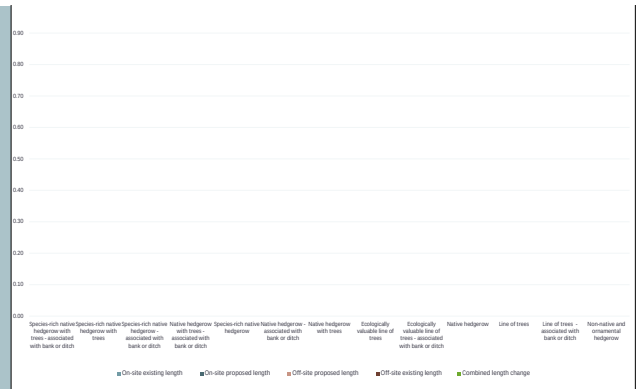
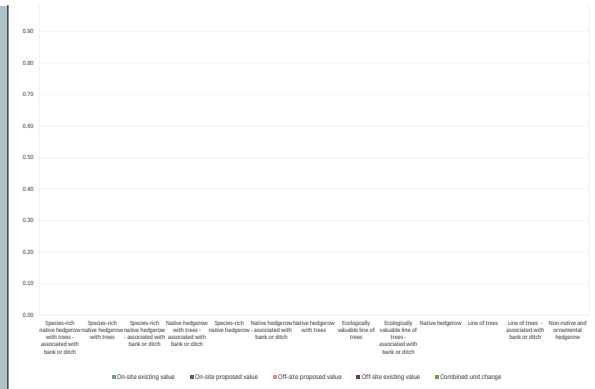
Habitat group	On-site existing value	On-site proposed value	Off-site existing value	Off-site proposed value	Combined unit change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.48	0.00	0.00	0.00	-0.48
Lakes	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.04	0.04
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footpath	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00

Area change by habitat group (hectares)

Habitat group	On-site existing area	On-site proposed area	Off-site existing area	Off-site proposed area	Combined area change
Cropland	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.06	0.00	0.00	0.00	-0.06
Lakes	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.04	0.04
Wetland	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00
Intertidal hard structures	0.00	0.00	0.00	0.00	0.00
Watercourse footpath	0.00	0.00	0.00	0.00	0.00
Individual trees	0.00	0.00	0.00	0.00	0.00

Hedgegrove type	Off-site baseline		Post-development off-site		Off-site change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	Off-site length change	Off-site unit change
Species-rich native hedgrove with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove	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
Non-native and ornamental hedgrove	0.00	0.00	0.00	0.00	0.00	0.00

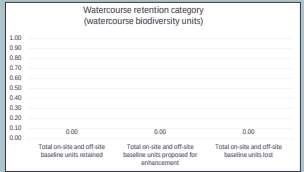
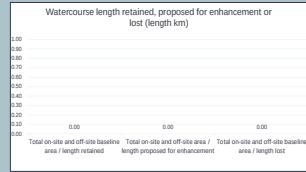
Combined on-site and off-site change by hedgrove type						
Hedgegrove type	Baseline		Post-development		Change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined unit change
Species-rich native hedgrove with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove with trees	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove with trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Species-rich native hedgrove	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove with trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native hedgrove	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
Non-native and ornamental hedgrove	0.00	0.00	0.00	0.00	0.00	0.00



Watercourses

On-site change by watercourse type						
Watercourse type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-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 length lost from baseline(s) by distinctiveness band		
Category	Length lost (km)	Length lost (%)
V High	0	
High	0	
Medium	0	
Low	0	



Off-site change by watercourse type						
Watercourse type	Baseline		Post-development off-site		Off-site Change	
	Off-site existing length	Off-site existing value	Off-site proposed length	Off-site proposed value	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-site and off-site change by watercourse type						
Watercourse type	Baseline		Post-development on-site		On-site change	
	Combined existing length	Combined existing value	Combined proposed length	Combined proposed value	Combined length change	Combined 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

