Biodiversity Net Gain

1029 Oxford Road, Tilehurst

Project Code: 005

Client: Chesters Developments Limited

July 2025

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V2	28.01.2025	DB	Updated development proposal
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V4	19.03.2025	DB	Updated site boundary
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Contents

1. Introduction 1
1.1 Background 1
1.2 Site Description 1
1.3 Development Proposals 1
1.4 Purpose of Report 1
1.4.1 Validity 1
1.5 Legislation 1
2. Methodology 2
2.1 Statutory Biodiversity Guidance 2
2.1.1 Desktop Assessment 2
2.2 Habitat Assessment 2
2.2.1 Habitat 2
2.2.2 Habitat Distinctiveness 2
2.2.3 Habitat Condition 3
2.2.4 Strategic Significance 3
2.2.5 Risk Factors 3
2.2.6 Offsite Spatial Risk Multiplier 3
2.3 Limitations 3
3. Results 5
3.1 Desktop Assessment 5
3.2 Pre-development Baseline Units 5
3.3 Irreplaceable Habitats 5
3.4 Post-Development Units 5
3.4.1 Retention 5
3.4.2 Creation 5
3.5 Headline Results 5
3.5.1 Trading Rules 5
4. Discussion 6
4.1 Priority Habitat 6
4.2 On-site Enhancements/Creation ..... **Error! Bookmark not defined.**
4.3 Biodiversity Units Purchase ..... **Error! Bookmark not defined.**
5. Conclusion 8
6. References 9
7. Figures 10
8. Appendices 11
Appendix A Conditions 12
Appendix B Detailed Methodology 13
Appendix C Baseline Condition Assessment Data 16
Appendix D Statutory Biodiversity Metric Calculations 17
Appendix E Biodiversity Net Gain Legislation 18

Executive Summary

Contents	Summary
Site Location	The site is situated at 1029 Oxford Road, Tilehurst.
Proposal	Demolish pre-existing house and building a new property to house 8 flats, parking and associated facilities.
Scope of Survey	The aim of this BNG assessment is to: • Quantify the pre-development baseline habitat units; • Quantify the post-development habitat units on site; and • Calculate the likely change in biodiversity units for habitat units from pre- to post-development (including off-site) to provide an indication of the biodiversity losses / gains that may occur should the proposed development proceed.
Results and Evaluation	The site is within 500m of a Priority habitat (deciduous woodlands). A baseline assessment of the site found it to have habitat units of 0.66. Following development, habitat units were calculated to a change of -0.06 units giving a -8.16% BNG. Therefore, trading standards have not be satisfied (10% BNG being minimum requirement) on site.
Recommendations	Though the site is within 500m of priority habitat, it is not anticipated to impact the habitats site's status. To achieve the 10% BNG score off site, 0.26 Biodiversity Units Tier A1 will be purchased from an approved supplier off-site, this will allow the development to achieve the minimum overall score of 10%, thus satisfying the trading standards and meeting the requirements of current local and national planning policy.

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Chesters Developments Limited on 02/01/2025 to undertake a Biodiversity Net Gain (BNG) Assessment of revised 2024 plans of 63 Cambridge Road East, hereafter referred to as “the site”.

This report has been prepared by Principal Ecologist Dave Byett MSc BSc (Hons) MCIEEM and the conditions pertinent to it are included within Appendix A.

1.2 Site Description

The site is located in Tilehurst and is centred at British Grid Reference SU 67186 75318. The whole site is a large residential house with attached garage and garden. The wider landscape of the site is predominantly residential houses with gardens to the west and arable/pasture to the east. See Figure 1 for site boundary.

1.3 Development Proposals

Detached 3 storey (including loft) building comprising 8 flats (6 x 2-bed, 2 x 1-bed), including carparking, hard and soft landscaping and associated work, following demolition of existing building.

1.4 Purpose of Report

The purpose of this report is to:

- Quantify the pre-development baseline habitat and hedgerow biodiversity and linear units present on site.
- Quantify the post-development habitat, hedgerow biodiversity and linear units on site which will be retained, reinstated or created under the proposed landscape mitigation plan.
- Calculate the likely change in biodiversity units from pre- to post-development to determine whether the proposed development will result in a net loss, no net loss or a net gain for biodiversity, with a focus on Habitats of Principal Importance (HPI).

No watercourse units were present on site (or within 10m of the red line boundary). As such, watercourse units are not subject to any further consideration within this report.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

1.4.1 Validity

The details of this report will remain valid for a period of twelve months from the date of the survey (January 2026), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

1.5 Legislation

In order to adhere to national and local planning policy, developments should strive to protect and enhance natural resources where possible. This policy is further strengthened within the Environment Act 2021, which makes it a legal requirement to demonstrate a gain in the biodiversity value attributable to the development of a minimum of 10% on site.

This document does not include details relating, legislative context, mitigation and enhancement recommendations, outside the remit of BNG.

The BNG Assessment is required to meet Local and National Environment and Planning Policy with regards to biodiversity and development (Appendix B).

2. Methodology

2.1 Statutory Biodiversity Guidance

To fulfil the requirements of achieving a net gain, assessment of the site needs to be undertaken and scored under Defra's Biodiversity Statutory biodiversity metric tool. The proposals as noted in Section 1.3 means the site is defined as a not major development under the Town and Country Planning (Development Management Procedure) (England) Order 2015).

The Statutory Biodiversity Metric, version 1.0.3 (referred to as the metric).

The metric will be used in conjunction with the user guide Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019). This comprises the following steps, described in Section 2.2, with detailed methodology provided in Appendix C.

2.1.1 Desktop Assessment

As part of the metric designated sites (Special Areas of Conservation, Special Protection Area, Ramsar or Site Special Scientific Interest) and priority habitat (ancient woodland, deciduous woodland, acidic grassland, etc.) are scoped within 500m of the site.

As well as if any protected species are on site.

2.2 Habitat Assessment

An extended Habitat Classification Survey and Condition Assessment was undertaken on the 2nd January, 2025 by Principal Ecologist Dave Byett, MSc, BSc (Hons), MCIEEM in optimal weather conditions (no rain, temperature 10°C, wind light air, full cover cover).

2.2.1 Habitat

Pre-development

The pre-development habitats were mapped and had an extended Habitat Classification Survey and Condition Assessment. The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd, 2023), hereafter referred to as 'UKHab'. The pre-development habitats are shown in Figure 2. The area of identified habitats is calculated in square meters (m^2), ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features is measured separately in meters (m).

The habitats were converted into DEFRA 3.1 Metric (Natural England, 2022a) from Phase 1 (JNCC, 2016) as shown in Table 1 below.

The habitats were then converted into the Statutory Biodiversity Metric (Defra, 2024c), from the UKHab classification (UKHab Ltd, 2023).

Post-Development

Each of the post-development habitats (as set out on the Post-Development Plan, Figure 3) have been inferred from the 'Proposed Site Layout with Topo' (Drawing Number. 24.1168 P.01 H) (Harding Rose Architects, 2025). Due to the small scale of the development and simplicity of habitat creation within the site (urban habitats), the information provided was considered adequate to estimate change in habitat units.

Post-development habitats were based on created habitat. These habitats were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to a BNG Metric category. See Figure 3 for the post-development habitats.

2.2.2 Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a).

2.2.3 Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b). The site condition assessments can be found in Appendix D

2.2.4 Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published and the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

The responsible authority for LNRS where the site is located is Hampshire County Council (though not available at time of writing).

The local planning authority is the Reading Borough Council. The Reading Borough Local Plan[1] was formally adopted November 2019 with EN12: BIODIVERSITY AND THE GREEN NETWORK stating the view of how to safe guard the environment and hence it.

2.2.5 Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

2.2.6 Offsite Spatial Risk Multiplier

If using offsite land for biodiversity offsetting, an offsite spatial risk multiplier is used to factor in distances from the development site, with a negative multiplier applied to the units based on distance from the site.

2.3 Limitations

Best possible effort was made to make sure that all habitats identified and their coverage on site were mapped as accurately as possible. There is some margin of error due to the difficultly defining the continuous nature of habitat boundaries, though this is minimised as best as possible using professional opinion.

The assessment of habitats pre and post-development required conversion from UKHab habitat categories into the Metric categories. This information is then inputted into the Metric in terms of the habitat areas being retained, lost or enhanced. Whilst not a significant limitation, when using the Metric calculation tool to convert the UKHab types into Metric categories, the different habitat types do not exactly align. Therefore, some habitats were included within a more general habitat category under UKHab to allow the calculation tool to be applied, this also applies to the post development landscape plan used for the site.

Note that scores for any habitats, hedgerows and rivers are reported separately and therefore should not be summed or averaged to produce a final overall biodiversity value for the site.

The outputs of the Metric are not absolute values but provide a proxy for the relative biodiversity worth of a site pre and post-development. The calculations within this report should be reviewed and updated should there be any changes to the habitats on site pre-development. As the change in biodiversity units is determined by subtracting the number of pre-intervention biodiversity units (i.e. those originally existing on-site and off-site) from the number of post-intervention units (i.e. those projected to be provided), this report should be updated should the proposals for the site change.

The Metric does not override or undermine any existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the Metric is applied. Furthermore, the Metric does not change the protection afforded to biodiversity. Existing levels of protection afforded to protected species (such as for bats) and to habitats, are not changed by use of this or any other Metric.

[1] https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf

The optimal time period to complete condition assessments is between April and September, this survey of the site was completed outside of this window in January 2025. This though is not considered a limitation of the assessment due to habitats on site being common and widespread, and the dominant species of the respective vegetation types were visible and identifiable.

3. Results

3.1 Desktop Assessment

There are no designated sites within 500m of the site. The following Priority Habitats were recorded:

- Eight deciduous woodland (closest being 118m)

There are no protected species recorded on site, with a Preliminary Roost Assessment (Echological, 2025) also being undertaken of the site.

3.2 Pre-development Baseline Units

The baseline conditions assessments for habitats units are provided in more detail in Appendix C.

The habitats present on site are shown in Figure *2*, with the total habitats measured as:

- On-site habitat baseline of 0.016ha and 0.09 units.

3.3 Irreplaceable Habitats

Within the baseline habitat surveys, no irreplaceable habitats have been recorded on site, therefore no bespoke mitigation for irreplaceable habitats is proposed.

3.4 Post-Development Units

Post development habitats have been based on Proposed Site Layout with Topo' (Drawing Number. 24.1168 P.08 A) (Harding Rose Architects, 2025) shown in Figure 3.

3.4.1 Retention

There is retention of 0.09 ha, which includes three trees and 0.0308 ha of modified grassland – poor condition.

3.4.2 Creation

There is no habitat creation outside of the building and sealed hard standing.

All creation, post development is displayed in Figure 3.

3.5 Headline Results

The data used to inform the Condition Assessments for the habitats pre- and post-development and calculations from the Statutory Biodiversity are provided in Appendices C and D.

The site following post development will have a total of increase of -0.06 biodiversity units, which is **-8.16% biodiversity net gain loss.**

3.5.1 Trading Rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per Rule 1 of the Statutory Biodiversity Metric (Defra, 2024a) "The trading rules of this biodiversity metric must be followed" and "if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed". **The trading rules for habitats in this scenario have no been met**.

4. Discussion

4.1 Priority Habitat

The site lies 118m within of priority habitat, which is deciduous woodland. It is considered that this development would not though impact the status of the habitat due to the propose works and locality. The major impacts to lowland mixed deciduous woodlands are through Nitrogen, Ammonia and Acid deposition. Though it is anticipated that vehicle movement to site would not cause a significant increase to lead to a detrimental impact. Therefore, no further assessment is required.

4.2 Significant On-site and Off-site Enhancements

There is to be no onsite enhancement as part of this development within the site boundary. As no enhancements are planned, a HMMP is not required.

4.3 Biodiversity Units Purchase

The site fails to meet the current trading rules of 10% net gain as noted in section 3.5.1, for the site to achieve a Biodiversity Net Gain, Biodiversity Units (BU) will be purchased from an approved supplier to achieve the required level of enhancement. A total of **0.26 BU at tier A1** will be purchased, once this has been undertaken, the development of this site will achieve the minimum 10% BNG requirement and trading rules will be satisfied.

These units will then be managed by the company to which they have been purchased from, which will use the money from the BU purchased to maintain the level of units (based upon the habitat and condition to which is sold by the supplier) and no further input or responsibility is required from Chesters Developments Limited.

4.4 Trading Rules

Once BU are purchased, the trading rules will be met and the overall biodiversity for the development will achieve the minimum 10% BNG requirements.

4.5 Best Practice Principles

As per the Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, Biodiversity Net Gain. Good practice principles for development: A practical guide, 2019) and *BS 8683 – "Process for designing and implementing Biodiversity Net Gain"* (British Standards Institute, 2021), the proposed development has been designed in acccordance with the following key priciples:

Principle 1: Apply the mitigation hierarchy

Avoidance:

Not possible to avoid loss due to design of proposal.

Minimise:

Due to the design of the development habitat loss is minised by design.

Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere

Irreplacable habitats are not present on site to proposed to be indirectly impacted by the proposed development, therefore this principle does not apply.

Principle 3: Be inclusive and equitable

As part of this biodiversity net gain assessment, the design team have been engaged early within the design process to achieve a net gain as best as possible.

Principle 4: Address risk

As part of this biodiversity net gain assessment, the design team have been engaged to address potential risks at an early stage, this includes discussions with the off-site management team relating to what habtiats can feasibly be achieved within the budget and skills availble to the team.

Principle 5: Make a measurable net gain contribution

The site has achieved a measurable net gain for biodiversity, via the purchase of 0.26 BU achieving the 10% net gain in habitat units by way of off site creation.

Principle 6: Achieve the best outcomes for biodiversity

The site has achieved the best outcome for biodiversity through off-site habitat improvement.

Principle 7: Be additional

Following discussions with the landowner, planting of two additional trees which are not included within the Metric will be undertaken, providing even more biodiversdity value.

Principle 8: Create a net gain legacy

The site will achieve a net gain legacy through the purchaing of off-site BUs, which will be managed by the company that own the site as part of the sale of units.

Principle 9: Optimise sustainability

This will be done by the off-site management compnay, but following BNG guidelines, this will be of native species.

Principle 10: Be transparent

The BNG Assessment outlines all methodologies used to achieve a net gain for this proposed development, including baseline data, how this was recorded and how biodiversity net gain has been designed into the scheme.

5. Conclusion

Though the site with within 500m of Priority Habitat, it is considered that the site will have no impact upon its status and others.

The current post development proposal is set to achieve a -8.16% BNG score, which means trading rules have not been met for the site. To achieve the required deficit for the development to get a 10% BNG score, off site BU will need to be purchased, following purchase of 0.26 BU tier A1, the site will achieve the minimum requirements to meet the current national (e.g. NPPF (National Planning Policy Framework) and Environment Act 2021) and local policy relating to BNG.

Should there be any changes to the on-site habitats or post development proposals, these will need to be reflected within an update to this BNG assessment (and any required BU purchase).

6. References

Baker, J., Hoskin, R., & Butterworth, T. (2019). *Biodiversity Net Gain. Good practice principles for development: A practical guide*. Retrieved from https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf

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Defra. (2024b). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology.*

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JNCC. (2016). *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit.* . Peterborough:: JNCC. Retrieved from JNCC, 2016. Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit. Peterborough: JNCC.

UKHab Ltd. (2023). *UK Habitat Classification Version 2.0*. Retrieved from https://www.ukhab.org

7. Figures

Figure 1 - Site Location Plan

Figure 2 – Pre-Development Habitat Plan

Figure 3 – Post-Development Habitat Plan

Legend

Site Boundary

Notes

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Ordnance Survey
100024198

Echological Ltd

Client

Chester Developments Ltd

Site

1029 Oxford Close, Tilehurst

Title

Biodiversity Net Gain
Site Location

Rev	Date	Drawn	Description
04	22/07/2025	DB	For Issue

Drawing Number

005-01

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Scale: 1:10,000

Legend

Site Boundary

Habitat

- u1b5 - Building
- u1b6 - Sealed surface
- g4 - Modified Grassland
- Individual Tree

Notes

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100024198

Echological Ltd

Client

Chester Developments Ltd

Site

1029 Oxford Close, Tilehurst

Title

Biodiversity Net Gain
Pre-Development

Rev	Date	Drawn	Description
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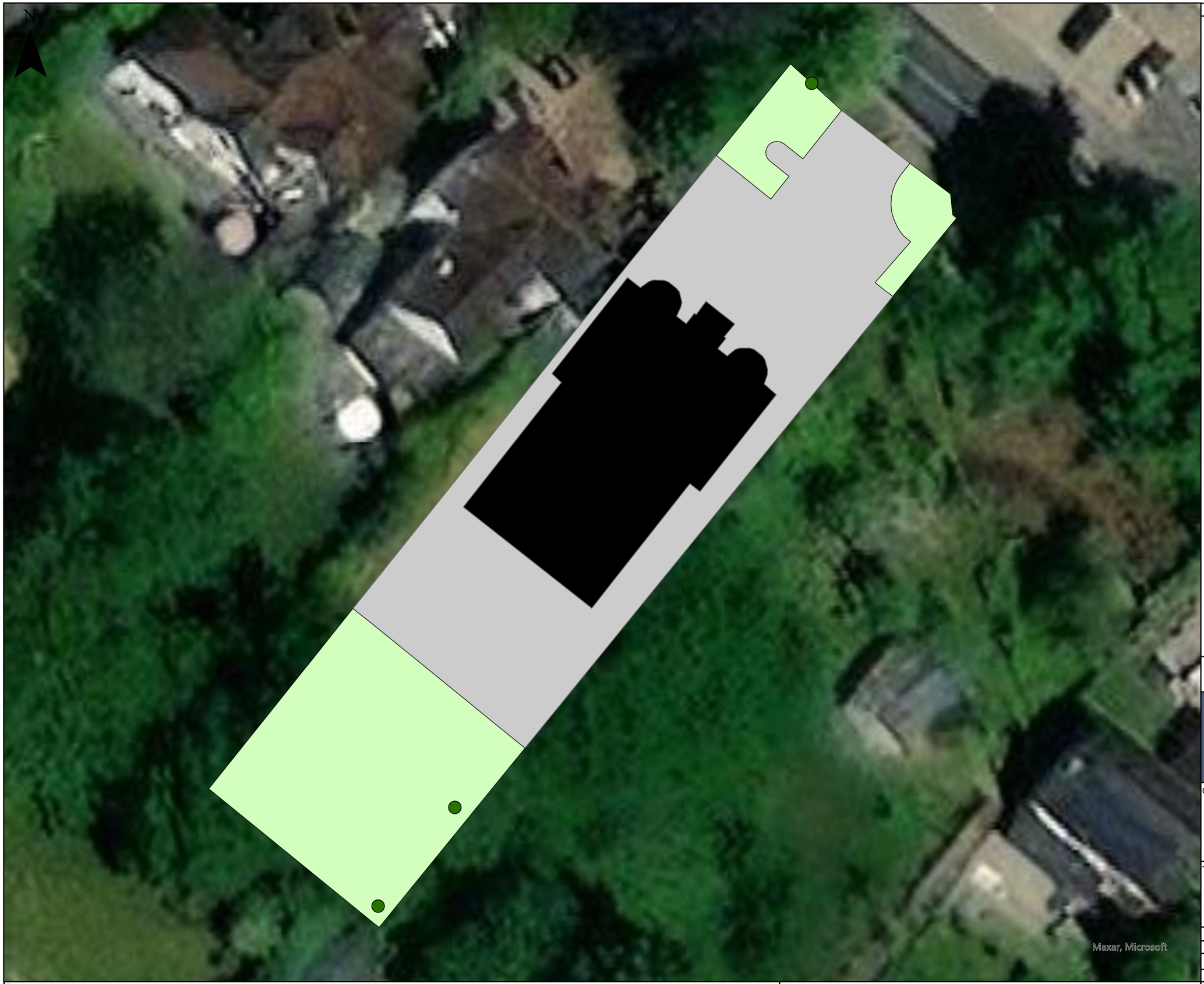

Legend

Habitat

- u1b5 - Building
- u1b6 - Sealed surface
- g4 - Modified Grassland
- Individual Tree

Notes

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100024198

Echological Ltd

Client

Chester Developments Ltd

Site

1029 Oxford Close, Tilehurst

Title

Biodiversity Net Gain
Post-Development

Rev	Date	Drawn	Description
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Drawing Number

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8. Appendices

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The "shelf life" of the Report will be determined by a number of factors including; its original purpose, the Client's instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

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The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Echological accepts no liability for issues with performance arising from such factors.

Appendix B Detailed Methodology

HABITAT ASSESSMENT

Habitats

Pre-Development

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023), hereafter referred to as UKHab. These habitats were assessed during the site survey and, where necessary, were updated to reflect the habitats as currently present on site. The pre-development habitats are shown in Figure 2. The area of identified habitats are calculated in meters square(m2) to two decimal places, ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features (hedgerows and watercourses) were measured separately in kilometres (km) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c) from the UKHab classification (UKHab Ltd, 2023), as shown in Table 1.

Table 1 UKHab Code and Conversion into The Metric Category

UKHab Code and Secondary Codes	Corresponding BNG Metric Category
u1 847 – Built up areas and gardens, introduced shrub	Urban-Vegetated garden
u1b5 – buildings **u1b- developed land sealed surface**	Developed land sealed surface

Post-Development

The proposals for this site were minimal with only an extension to a hardstanding carpark and building proposed. These translate to ‘Developed land; sealed surface within the Metric and are shown on the Post Development Plan (Figure 3) which is based off the Site Plan as Proposed within the Preliminary Design and Access Statement (Alessandro Caruso Architects, 2023)

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Table 6.

Table 2 Categories and Scores for Distinctiveness

Distinctiveness Category	Categories	Score
Very high	Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8
High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6

Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only). Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	4
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met. For each habitat type, thresholds then apply for the numbers of condition criteria that must be met.

Conditions and associated scores in the Statutory Biodiversity Metric are as follows:

- Good: 3
- Fairly Good: 2.5
- Moderate: 2
- Fairly Poor: 1.5
- Poor: 1
- Conditiona Assessment N/A: 1
- N/A – Other: 0

Hedgerows and Line of Trees have a simplified condition assessment of Good, Moderate or Poor.

A number of lower distinctiveness habitats such cropland, urban habitats and bramble scrub are assigned default values and do not require a detailed condition assessment. The details of all habitats, hedgerows and rivers which are automatically assigned a poor condition value are set out within the Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix D.

Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published, if the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

Strategic significance scores in the Statutory Biodiversity Metric are detailed in Table 3.

Table 3 Strategic Significance and Corresponding Scores

Condition	Criteria Met	Score
High strategic significance	Where there is a published LNRS: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential	1.15

	measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority.	
Medium strategic significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • Explain how the habitat type is ecologically important within a specific location • Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • Use professional judgement	1.1
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met.	1

The responsible authority for LNRS where the site is located is Hampshire County Council. At the time of writing, a Hampshire LNRS was in development, but not yet available.

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the Statutory Biodiversity Metric. These may be altered if informed by knowledge of the site and proposed management prescriptions, as detailed within the habitat assessment tables. The habitat creation in advance or delay can be changed based on proposed timelines of the development, but this must be secured by a Habitat Management and Monitoring Plan (HMMP) and with agreement with the consenting authority.

Appendix C Baseline Condition Assessment Data

Appendix D Statutory Biodiversity Metric Calculations

1029 Oxford Road, Tilehurst BNG				
Headline Results	Return to results menu			
Scroll down for final results ⚠				
On-site baseline	*Area habitat units*	0.72		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.66		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.06	-8.16%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-8.16%	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	
Area habitat units	10.00%	0.72	0.80	0.13	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Credits Required by Tier/Module

Tier	Credits Required
A1	0.26 ▲
A2	0.00
A3	0.00
A4	0.00
A5	0.00
H	0.00
W	0.00

*The spatial risk multiplier has already been applied to calculate these values.

Appendix E Biodiversity Net Gain Legislation

Environment Act 2021 - Schedule 7A – Part 1

"(1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of:

> *(a) The post-development biodiversity value of the onsite habitat.*
> *(b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development.*
> *(c)The biodiversity value of any biodiversity credits purchased for the development.*

(3) The relevant percentage is 10%."

National Planning Policy Framework 2023

Para 180(d) *"minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures";*

Para 185 (b) *"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"*; and,

Para 186 (d) *"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".*