BIODIVERSITY NET GAIN CALCULATION

STATUS PARK, HEATHROW
BATH ROAD
HEATHROW
UB3 5EY

Client: Savills
Our reference: ECO3528b
Report date: 26 June 2024
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REPORT ISSUED IN ELECTRONIC FORMAT ONLY

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Contents

1.0 Survey and reporting

1.1 This report details the results of a Biodiversity Net Gain Calculation for Status Park, Heathrow, Bath Road, Heathrow, UB3 5EY.

1.2 It has been undertaken using the Statutory Biodiversity Metric.

Application site

1.3 Status Park, Heathrow is located midway along the A4 Bath Road opposite Heathrow Airport to the south of Harlington (National Grid Reference TQ 0915 7698, Figure 1).

1.4 The application site comprises two apartment blocks and their curtilage.

1.5 The total area of the application site is approximately 1.63ha.

Survey to inform the assessment

1.6 The assessment was based on an ecological survey, carried out on 17 June 2024.

Surveyor details

1.7 The survey was undertaken by Ryan Davies ACIEEM (Senior Ecologist) and Cherry Leung (Assistant Ecologist) of GS Ecology Ltd.

1.8 Ryan is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with 10 years' experience in the sector.

Figure 1 – Site location plan

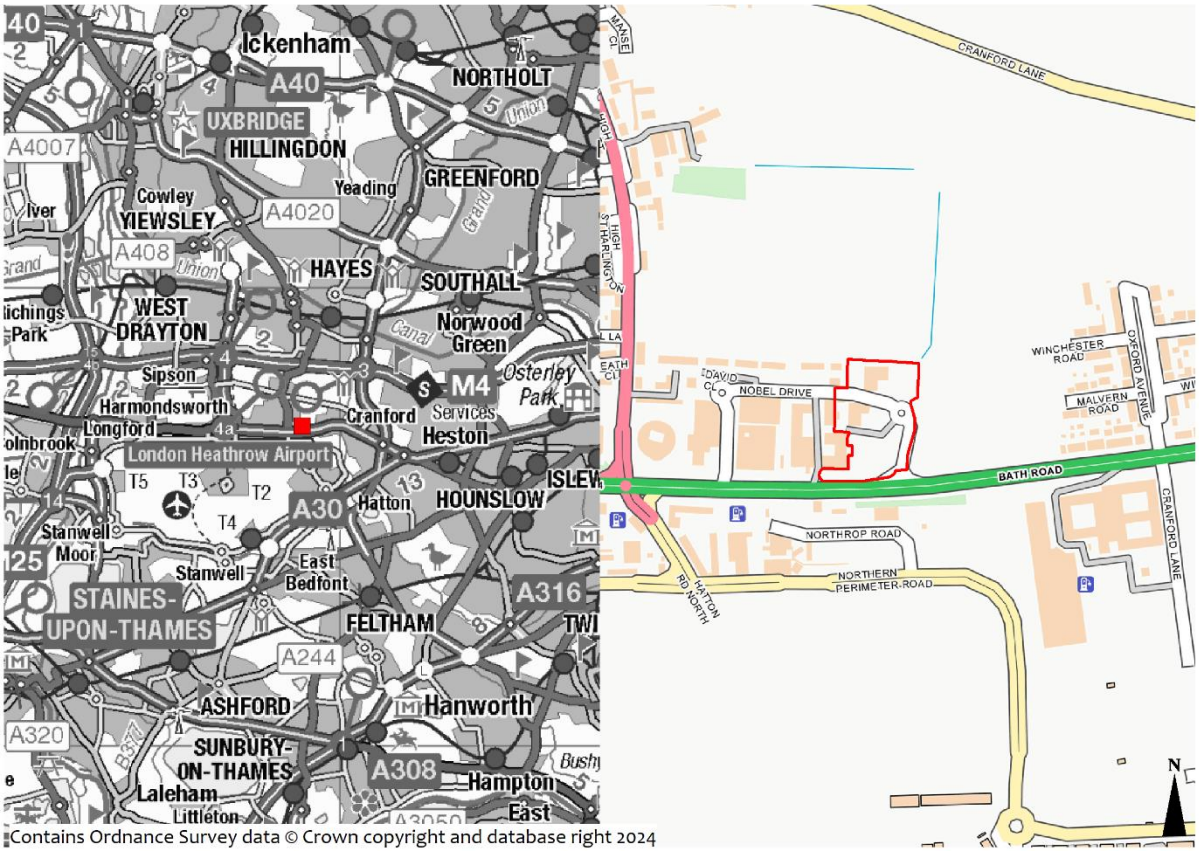

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Figure 2 – Proposed site plan

2.0 Biodiversity net gain calculation

2.1 The Environment Act 2021 became law on 9 November 2021. It requires (through amendments to the Town and Country Planning Act 1990) all planning permissions in England, with some exemptions, to be granted subject to a new general pre-commencement condition that requires approval of a biodiversity gain plan.

2.2 This system is commonly referred to as Biodiversity Net Gain and it is a cornerstone of the government's 25 Year Environment Plan.

2.3 This became mandatory on 12 February 2024 for major applications and 2 April 2024 for minor applications.

2.4 Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the minimum information that a planning application must be accompanied by (see Table 1 below).

2.5 It is worth noting that the minimum information does not require an assessment of post development biodiversity units. This is because this information would have to be provided in the Biodiversity Gain Plan when the biodiversity gain condition is discharged.

Table 1 – Statutory BNG minimum information requirements

Minimum information	Response for this application
1) Confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;	Yes if granted, the development would be subject to the biodiversity gain condition unless it can be demonstrated that this is a 'self build' application as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
2) The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);	See completed Statutory Metric tool provided with this report.
3) Where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;	17 June 2024
4) The completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;	Provided with this report
5) A statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have: - a statement to the effect that these activities have been carried out; - the date immediately before these activities were carried out; - the pre-development biodiversity value of the onsite habitat on this date; - the completed metric calculation tool showing the calculations, and - any available supporting evidence of this;	No activities had been carried out prior to the date of the survey that had resulted in the loss of onsite biodiversity value.
6) A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and	There are no irreplaceable habitats on the land to which the application relates

Minimum information	Response for this application
7) Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).	See plans in Appendix 3.

The biodiversity gain condition

2.6 All planning applications will be approved subject to the biodiversity gain condition. The condition requires a Biodiversity Gain Plan (as a separate discharge of conditions application) to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.

2.7 The Biodiversity Gain Plan can be submitted no earlier than the day after planning permission has been granted. It needs to include the following:

(1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(2) the pre-development biodiversity value of the onsite habitat;

(3) the post-development biodiversity value of the onsite habitat;

(4) any registered off-site biodiversity gain allocated to the development and the biodiversity; and

(5) any biodiversity credits purchased for the development.

Purpose of this report

2.8 The purpose of this report is to provide the planning authority with the information required to determine the planning application in relation to BNG. It includes the minimum information as set out in the Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (see Table above).

2.9 It also details the anticipated habitats (if known) after development and whether a 10% BNG will be achieved. If 10% BNG not be achieved it provides possible options for doing this.

2.10 It is worth noting that National Planning policy Guidance reads:

> "The statutory framework for biodiversity net gain involves the discharge of the biodiversity gain condition following the grant of planning permission to ensure the objective of at least 10% net gain will be met for a development. The determination of the Biodiversity Gain Plan under this condition is the mechanism to confirm whether the development meets the biodiversity gain objective. Development may not be begun until the Biodiversity Gain Plan is approved.
>
> Given this, it would generally be inappropriate for decision makers, when determining a planning application for a development subject to biodiversity net gain, to refuse an application on the grounds that the biodiversity gain objective will not be met."

The Statutory Biodiversity Metric

2.11 The Statutory Biodiversity Metric is a system for calculation habitat losses or gains from a project using habitats, measured using Habitat Units (HUs) as a proxy measure. It is accompanied by an excel spreadsheet calculator that assigns values to habitats before a change (PRE-intervention values) and assumed habitat values after the change (POST-intervention values).

2.12 The metric uses the habitat categories that mainly align with UK Habitat Classification Habitat (which is a system for habitat classification that has been developed as an alternative to the Phase 1 Habitat Classification).

2.13 The metric calculates two values: PRE-intervention HU Values and POST-intervention HU values – described below.

PRE-intervention Habitat Unit Values

2.14 The baseline or PRE-intervention Habitat Unit (HU) Value is a factor of:

- The area of the habitat parcel
- The distinctiveness of the Habitat Type [Very Low; Low; Medium; High; Very High]
- The habitat condition assessed using the Condition assessment sheets - [Poor; Moderate; Good]
- The strategic significance [High, within area formally identified in local strategy; Moderate - location ecologically desirable but not in local strategy; Low - area/compensation not in local strategy/ no local strategy]

POST-intervention HU values

2.15 The POST-intervention HU value is a factor of:

- The area of the habitat parcel
- The distinctiveness of the Habitat Type ranging [Very Low; Low; Medium; High; Very High]
- The target habitat condition at a defined number of years [Poor; Moderate; Good]
- The strategic significance [High, within area formally identified in local strategy; Moderate - location ecologically desirable but not in local strategy; Low - area/compensation not in local strategy/ no local strategy]
- The time to target condition [assigned by the Metric to a default time]
- The difficulty of creation of that habitat [assigned by the Metric]
- The spatial risk category - a multiplier to discourage creation of habitats far from the site of biodiversity loss.

Types of HU

2.16 There are three types of HU:

- Area habitats (such as grasslands and woodlands) – "A-HUs"
- Linear hedgerows and lines of trees – "L-HUs"
- Linear rivers and streams – "R-HUs"

2.17 The HU types are not interchangeable.

Description of habitats within the red line planning boundary

2.18 The application site comprises two apartment buildings and their associated car parking areas and outbuildings, tarmac roads, several beds of introduced shrub and areas of amenity grassland with scattered trees on top.

2.19 A Phase 1 habitat map and associated target notes are provided, and photographs are provided in our separate report dated 26 June 2024 (ref: ECO3528).

2.20 A brief description of each habitat is given below.

2.21 **Buildings** – There are two multi-storey brick-walled buildings, four bike storage shelters, three bin storage areas and two utility blocks. These will be unaffected by the proposals.

2.22 **Hardstanding** – The tarmac roads and carparking areas, and hardstanding footpaths surrounding the buildings and along the roads.

2.23 **Amenity grassland** – There are several areas of grass lawns scattered throughout the application site. The lawn at the south of the application site along the Bath Road where it had been left uncut at the time of the survey.

2.24 **Broadleaved and coniferous trees -** There are a total of 41 trees scattered throughout the application site.

2.25 At the south of the application site are 16 trees – of which 13 of them are 'small' trees (with diameters at breast height (DBH) of less than 30cm) and three 'medium' trees (with DBH greater than 30cm but less than 60cm). These are predominantly Norway maple trees.

2.26 In the centre of the application site are six small trees, including three Norway maple, two apple and one box elder.

2.27 At the north of the application site are 19 trees – fourteen of which are 'small' and the remainder 'medium' trees. Tree species present include ash, oak, hawthorn, cherry, field maple, beech, pine and apple.

2.28 **Scattered scrub**- Along the eastern boundary is some scattered elder scrub.

2.29 **Bare ground** – To the north of the application site is a small patch of bare ground.

2.30 **Introduced shrub** – There are a number of areas of introduced shrub planting throughout the application site. Species present include Cotoneaster and laurel.

Assumptions made

2.31 The proposed plan given in Figure 2 above was used for the post-intervention habitats.

2.32 Maps showing habitats before and after development are given in Appendix 3 and 4.

2.33 The trees to be removed are as per Crown Consultancy's Arboricultural reports and tree schedule.

Pre-intervention

2.34 The Statutory Biodiversity Metric Habitats within the application site at the time of our survey, and their extent and condition pre-development are as follows:

Developed land – sealed surface (1.23 hectares pre-development).

2.35 The existing buildings, tarmac car park and hardstanding surrounding the buildings.

2.36 1.13ha of this will be retained.

2.37 There is no condition assessment for this habitat type as the metric does not require one.

Grassland - Modified grassland (0.21 ha. pre-development).

2.38 These are the areas of amenity grassland – Grassland Habitat Parcel A and B - within the application site. Grassland Habitat Parcel A comprises areas of amenity grassland to the south of the application site whilst Grassland Habitat Parcel B comprises the strip of amenity grassland to the north of the application site.

2.39 Both are assessed as being in "Poor" condition - see Appendix 1.

2.40 0.15ha of these will be retained.

Urban – Introduced shrub (0.19ha pre-development)

2.41 The areas of introduced shrub planting.

2.42 0.19ha of this will be retained.

2.43 There is no condition assessment for this habitat type as the metric does not require one.

Individual trees - urban trees (0.2657 ha as per the Metric's Tree Helper)

2.44 41 trees within the Red Line Boundary (RLB) were included in the assessment.

2.45 At the south of the application site are 16 trees– of which 13 of them are small trees (with diameters at breast height (DBH) of less than 30cm) and three medium trees (with DBH greater than 30cm but less than 60cm). These comprises ten Norway maple (8 small and 2 medium), five box elder (4 small and one medium) and one small hornbeam. They were assessed as a group, Tree habitat parcel A, and achieved "Moderate" condition (see Appendix 1).

2.46 In the centre of the application site are six small trees, including three Norway maple, two apple and one box elder. They were assessed as a group, Tree habitat parcel B, and achieved "Moderate" condition (see Appendix 1).

2.47 At the north of the application site are 19 trees – three small apple trees, one small and two medium ash, two small beech, one small and one medium cherry, one field maple, one small elder, one small Himalayan birch, one small maple species, two small and one medium Norway maple, one small hawthorn and one small pine. They were assessed as a group, Tree habitat parcel C, and achieved "Good" condition (see Appendix 1).

Table 1 – Trees recorded in the baseline calculation

Size class	Size	Equivalent area (hectares)	Number of trees within RLB
Small	7.5-30cm	0.0041	33
Medium	30-60cm	0.0163	8
Large	60-90cm	0.0366	N/A
Very large	>90cm	0.0765	N/A

2.48 Four trees in each of Tree habitat parcels A & B will be retained. 18 trees in Tree habitat parcel C will be retained.

2.49 A total of 15 trees (plus one sapling less than 7.5cm DBH) will be removed to facilitate the development.

Linear Habitat Units

2.50 There are no linear habitats within the application site.

Post-intervention

2.51 The assumed Statutory Biodiversity Metric Habitats and their extent and condition post-development are described below.

Retained: Urban - Developed land- sealed surface (1.13 hectares total)

2.52 This is the new building, retained buildings and associated hardstanding.

2.53 There is no condition assessment for this habitat type as the metric does not require one.

Retained: Grassland - Modified grassland (0.15 ha post-development).

2.54 These are the retained areas of amenity grassland within the application site.

Retained and new: Urban – Introduced shrub (0.27ha pre-development)

2.55 This is the retained introduced shrub planting (0.19ha) and newly created introduced shrub habitat (0.08ha).

2.56 There is no condition assessment for this habitat type as the metric does not require one.

New: Urban – Vegetated garden (0.03 hectares post development)

2.57 This is the new areas of private gardens of the new apartment building, including lawns, of the new apartment.

2.58 There is no condition assessment for this habitat type as the metric does not require one.

New: Urban – Intensive Green roof (0.05ha post-development)

2.59 This is the proposed green roof on the new building.

2.60 As no details have been provided as to how it will be created or managed it has been assumed that it will attain 'poor' condition only.

New and retained: Individual trees - urban (0.39 hectares as per the Metric's Tree Helper)

2.61 These are the 26 retained trees, which equate to 0.192ha as per the Metric's Tree Helper, within the RLB plus the 49 new trees, which equate to 0.201ha. The trees will be planted in the communal area of the new building, are not within private gardens, and can therefore be included within the post development calculation. It is assumed that these will achieve 'moderate' condition (see Figure 3).

Linear Habitat Units

Native hedgerow (0.0978km)

2.62 A new hedge will be planted around the new building (H1). This has not been included in the metric calculator as there is currently no hedgerow within the site.

3.0 Results and Assessment

3.1 The calculation shows that there are 3.48 A-HUs before development and 3.68A-HUs after development. This equates to a net gain of 5.58% above the on-site A-HU baseline.

3.2 The summary sheet from the Metric is given in Appendix 2.

3.3 The development does not achieve the 10% net gain in A-HU that is required by law.

3.4 As such, to achieve a 10% net gain, 0.14 A-HU would need to be purchased from an offset provider or it may be possible to include more trees within the final landscaping plan.

3.5 This will be detailed in full in the Biodiversity Gain Plan that will be submitted to discharge the biodiversity gain condition after planning permission has been granted.

Appendix 1 – Condition assessment sheets

Modified Grassland (Habitat Parcel A: amenity grassland left partly uncut to the south of the application site)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Less than 6 vascular plant species per m2 present
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	The sward is varied across the field
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	There is no scrub
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No obvious physical damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	There is no bare ground
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	There is no bracken
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	There are no non-native plant species present
		Essential criterion achieved (Yes or No)	No
		Number of criteria passed	5

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes

Modified Grassland (Habitat Parcel B: amenity grassland to the north of the application site)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Less than 6 vascular plant species per m2 present
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	The sward is not varied across the field
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	There is no scrub
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No obvious physical damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	The area of bare ground present is more than 10%.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	There is no bracken
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	There are no non-native plant species present
	Essential criterion achieved (Yes or No)		No
	Number of criteria passed		A

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes

Individual trees - urban (Tree Habitat Parcel A: Group of trees to the south of the site)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	
C	The tree is mature (or more than 50% within the block are mature)[1].	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	3	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Yes
Passes 2 or fewer criteria	Poor (1)	

Individual trees - urban (Tree Habitat Parcel B: Group of trees in the centre of the site)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	
C	The tree is mature (or more than 50% within the block are mature)[1].	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	3	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Yes
Passes 2 or fewer criteria	Poor (1)	

Individual trees - urban (Tree Habitat Parcel C: Group of trees to the north of the site)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	5	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved
Passes 5 or 6 criteria	Good (3)	Yes
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	

Appendix 2 – Statutory Biodiversity Metric summary sheet

Status Park, Heathrow

Headline Results

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On-site baseline	*Habitat units*	3.48		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	3.68		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	0.19	5.58%	On-site net gain is less than target set ⚠
	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*	0.19		
	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		

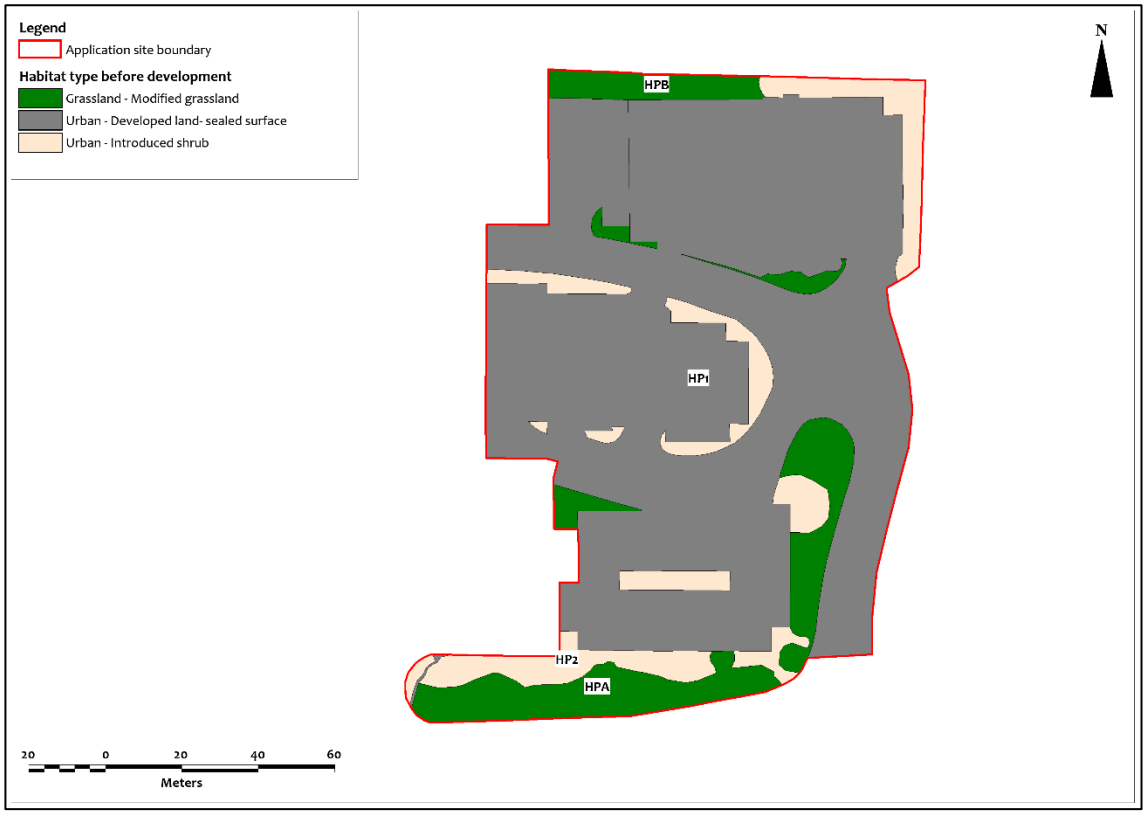
FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.19	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	5.58%	Total net gain achieved is less than target set ▲
	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%	3.48	3.83	0.15	
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 ✓

Input errors/rule breaks present in metric ▲

Appendix 3 – Habitats before development



Appendix 4 – Habitats after development

Appendix 5 - About GS Ecology

Established in 2009, GS Ecology is an independent ecological consultancy in Berkshire. We carry-out surveys and ecological consultancy services for public and private sector clients.

Our work is undertaken by experienced and qualified ecologists, who are members of the Chartered Institute of Ecology and Environmental Managers. Our services include:

- Ecology surveying and reporting to inform planning applications, e.g.
  - Preliminary Ecological Appraisal
  - Extended Phase 1 Habitat Survey
  - Protected species surveys, e.g. bats, badgers, dormouse, great crested newts
- BREEAM ecology assessments – to demonstrate the sustainability of a new building
- Protected species licensing such as bat and great crested newt licences for development sites after planning permission has been obtained
- Providing advice to land managers and writing ecological management plans, such as woodland management plans and farm environmental plans for England woodland Grant Scheme and Environmental Stewardship applications
- Providing ecology advice to Local Authorities and Local Planning Authorities