

UKHab 2.0 Survey Report & BNG

Subject	Sandford Farm, Reading	Date	22.07.2025
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Introduction

In January 2025 Daniel Ahern Ecology were instructed by Colony Architects to complete a UKHab 2.0 survey of a site near Perimeter Road where it is proposed to create a new dwelling on part of the land.

Method

A UKHab 2.0 survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

The survey was conducted on the 24th March 2023 by Daniel Ahern.

The weather conditions were good with an average temperature of 10°C.

During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.

The presence of any Category 9 invasive non-native plant species was recorded.

Results

The following habitat type were recorded during the survey:

- g4 – modified grassland
- u1b5 - buildings
- h3h – mixed scrub

Species lists for the habitats recorded are set out in Table 1, below.

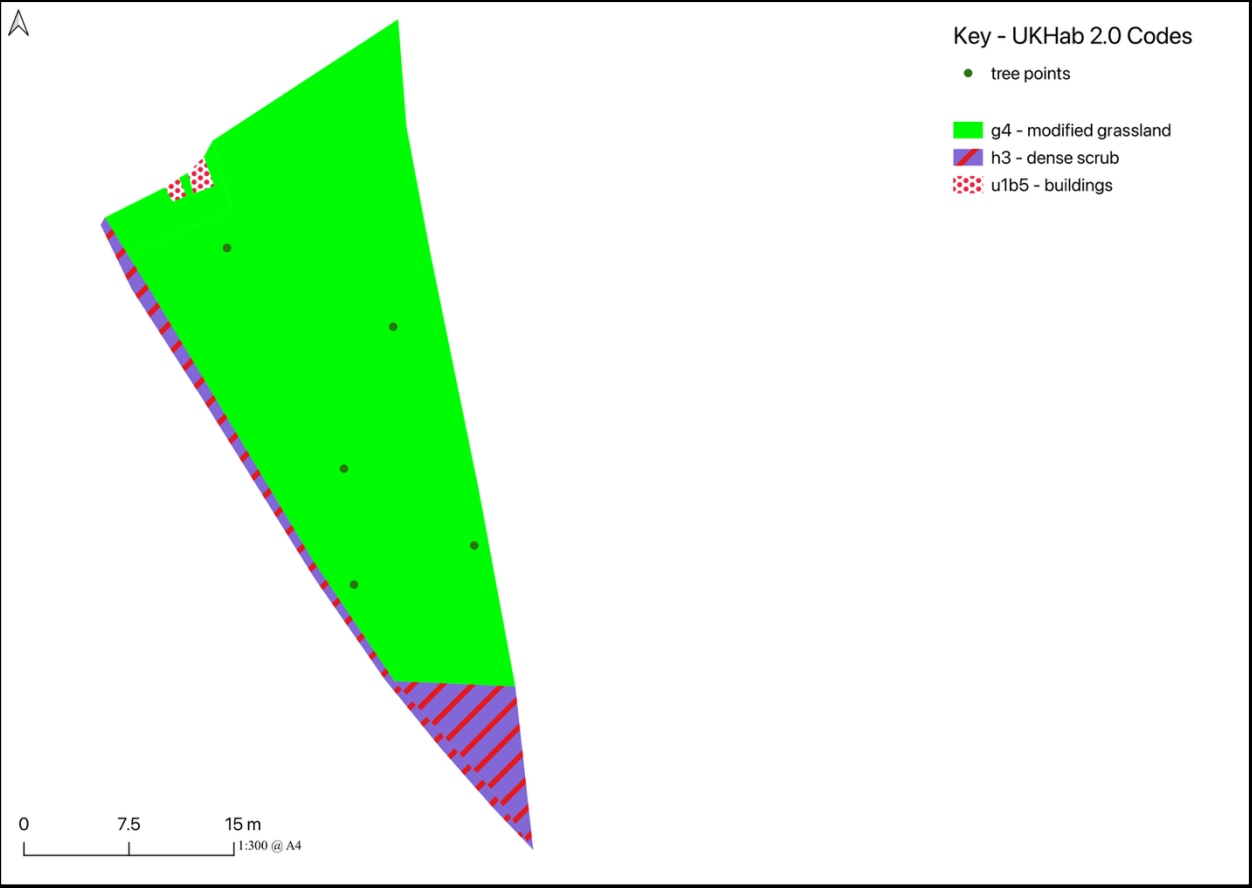
Table 1. Species list for the habitats recorded on site.

Habitat type	Species recorded	Percentage present
g4 – modified grassland	Annual meadow grass – <i>Poa annua</i>	10%
	Perennial rye grass – <i>Lolium perenne</i>	30%
	Timothy – <i>Phleum pratense</i>	30%
	Cocksfoot – <i>Dactylis glomerata</i>	15%
	Common bent - <i>Agrostis capillaris</i>	5%
	Common daisy – <i>Bellis perennis</i>	5%
	Creeping buttercup – <i>Ranunculus repens</i>	5%
h3h – Mixed scrub	Bramble – <i>Rubus fruticosus</i>	50%

	Hawthorn – <i>Crataegus monogyna</i>	25%
	Buddleia - <i>Buddleja davidii</i>	25%

The results are presented in a UKHab 2.0 map (see Figure 1).

Figure 1. UKHab 2.0 baseline habitat map of the Site.



The results of this UKHab survey may be used to inform a Biodiversity Net Gain assessment.

It is proposed to build a single house and associated infrastructure on the site. The statutory metric was used for the proposed development, showing a net biodiversity loss of 1.94% within the habitats as shown in figure 2.

The proposed development will require 0.05 habitat units of a LOW value habitat to achieve 10% BNG.

Figure 2. BNG statutory metric result for the proposed development.

Sandford Farm

Headline Results

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On-site baseline	Habitat units	0.43	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.42	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.01	-1.94%
	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	-0.01	
	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	-0.01	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.94%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	

Total net gain achieved is less than target set

Trading rules satisfied?	No - Check Trading Summaries
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.43	0.48	0.05
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	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

Figure 3. UKHab 2.0 projected post development habitat map of the Site.

