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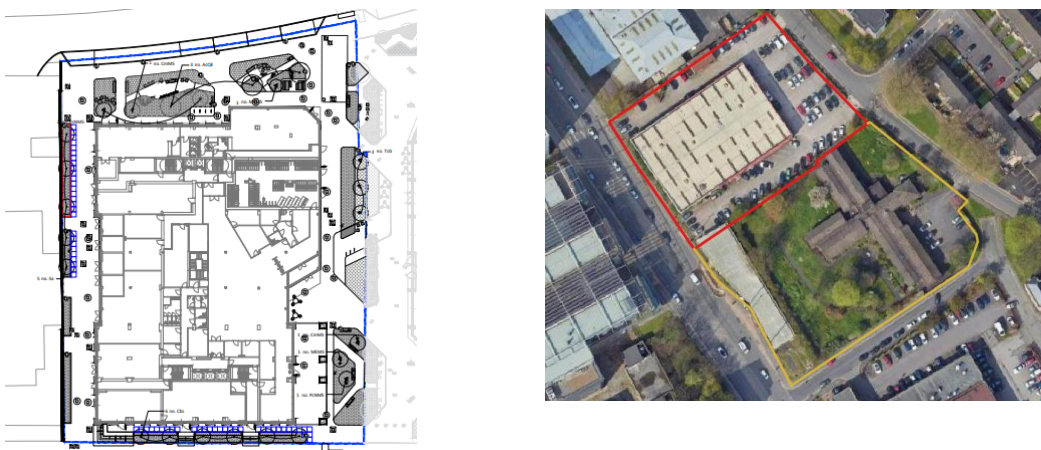
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Biodiversity Net Gain (BNG) Upper Brooks Street McLaren

Outline BNG implications for a larger site were provided in Brooks Ecological's report (report reference: ER-6550-01.2) with a corresponding Metric provided (BM-6550-01). The Site has since been split into two developments, roughly corresponding to northwestern and south eastern halves, as shown in Figure 1. The BNG calculations for the section of the Site occupying the north western half, now known as McLaren's Upper Brook Street are provided below.

Figure 1 Ownership boundary of McLaren area of development (left) and red line shown in relation to planning application boundary (yellow line).



BNG calculations have been based on the site ownership boundary shown in Figure 1 and corresponding Baseline habitats as shown in Figure 2 and described in Brooks Ecological's Preliminary Ecological Appraisal. The post development score has been calculated from Reform landscape architects planting strategy shown in Figure 3 (reference: MAUBS-RFM-XX-00-DR-LS-0103-S4-P02-GF Public Realm Planting Strategy and MAUBS-RFM-XX-01-DR-LS-0104-S4-P05-Level 01 Roof Terrace General Arrangement) as shown below (diagram shows both areas of the Site) and with corresponding post development habitats shown in Figure 4.

This is based on the current planting strategy but may not be considered the final calculation, it provides what is hoped is a useful illustration to work forward from. The scheme currently achieves an 4072.85% gain in habitat units. There is also a gain in hedgerow units with the creation of 0.04 Hedgerow units from a baseline of 0. The details can be seen in the biodiversity metric brooks ecological reference: BM-6550-06.

Table 1 BNG calculations summary

Pre-development Baseline Units	Post Development Units *	Units still required to achieve No Net Loss	Units still required to achieve 10% Net Gain
0.02	0.68	0	0

Figure 2 Baseline of McLaren site area.



Figure 3 Landscaping Reform Landscape Architecture drawing MAUBS-RFM-XX-00-DR-LS-0103-S4-P02-GF Public Realm Planting Strategy and drawing MAUBS-RFM-XX-01-DR-LS-0104-S4-P05-Level 01 Roof Terrace General Arrangement.

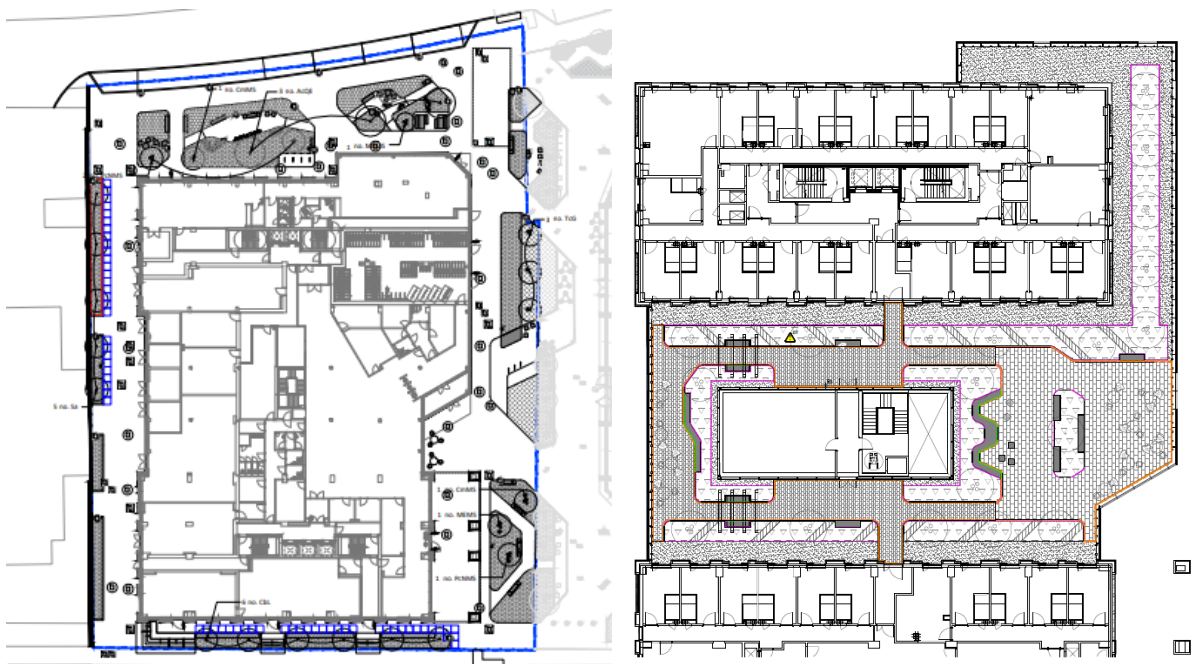


Figure 4 Assumed post development habitat from landscaping plan.

