

Our ref: 11224 / CHK

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masterplanning ■
environmental assessment ■
landscape design ■
urban design ■
ecology ■
architecture ■
arboriculture ■
graphic design ■

25th July 2024

Dear Andy

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11224 Bennet Court, Reading – Biodiversity Net Gain Updates

This short letter has been prepared to support an updated BNG metric completed to support an existing planning application for the demolition of the existing buildings and the installation of a new warehouse with associated parking and hardstanding. A planning application was submitted for the Site (Application reference: 221936, Date Received: 28th December 2022).

The Biodiversity Net Gain (BNG) unit score for the current planning permission was approved under Defra's biodiversity metric version 3.1, the most up-to-date version of the metric at the time of the application. An Ecological Appraisal including recommendations for BNG was submitted in support of the planning application (FPCR, May 2023), with subsequent Technical Notes submitted, which detailed further compensation for trees which had been felled along the frontage by previous site owners.

The previously submitted and approved Layout Plan produced by BHP Design (June 2022) has been updated to reflect the need for one 4x4m transformer, (Drawing reference: 22-024-PL-03, BHP Design, Appendix A). Consequently, the proposed habitat mapping and Defra's Biodiversity Net Gain (BNG) metric has been updated to reflect this amendment. As planning has been granted using Defra's BNG metric version 3.1, this version of the Metric has continued to be used as part of this update assessment to maintain consistency¹.

The revised layout and updated and proposed habitat plans are appended to this letter report, and the full Excel file of the BNG Metric v3.1 (Rev G) is provided separately.

Key Changes

The below summarises the key changes made to the BNG mapping and Metric, following the updates to the Site Layout:

- Reduced retained area of modified grassland along the east boundary of the site: The retained area of grassland has been reduced from 0.0198ha to 0.0182ha.

¹ Calculate biodiversity value with the statutory biodiversity metric, 27 February 2024, GOV.UK. <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development#:~:text=You%20must%20use%20the%20statutory,be%20accepted%20in%20planning%20applications.>

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All other elements of the BNG assessment remain unchanged, including the creation of 0.064ha biodiverse green roof, tree planting both on-site and off-site, enhancement of retained and reinstated modified grassland and planting 34m ornamental hedgerow and 23m species-rich hedgerow.

The updated Metric has consequently demonstrated that the updates to the proposed site layout can still achieve a net gain in area and linear habitat unit, and meet the Trading Rules within the Metric. It is predicted that the scheme can achieve a net gain in area habitats of **+10.13%**, and in hedgerow units of **+2.67%**. The addition of the transformer to the site layout proposals is therefore not considered to impact the scheme's ability to demonstrate a measurable gain in biodiversity in accordance with the NPPF.

Yours sincerely

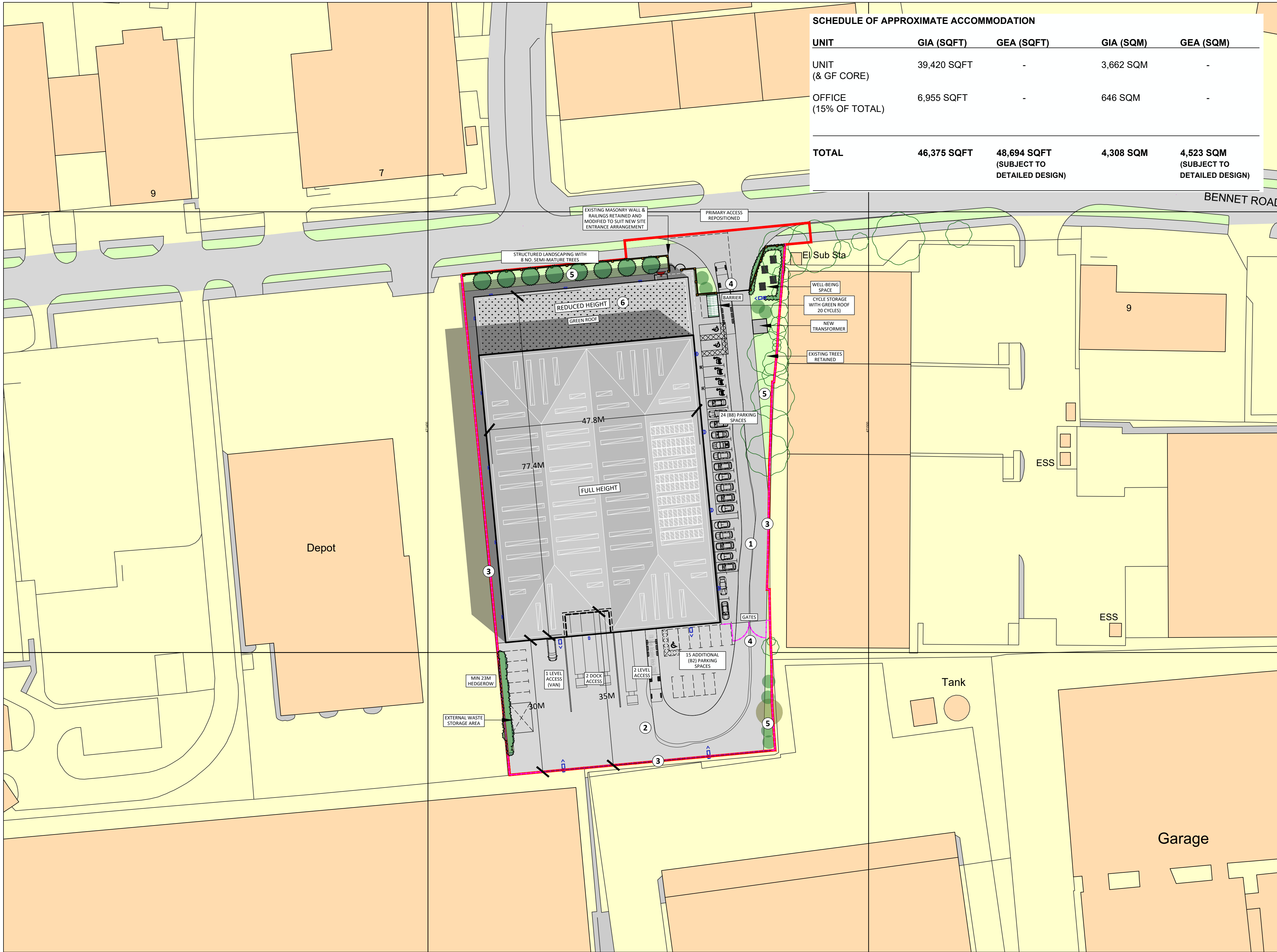
Casey Higgins-King

Ecologist

FPCR Environment and Design Ltd

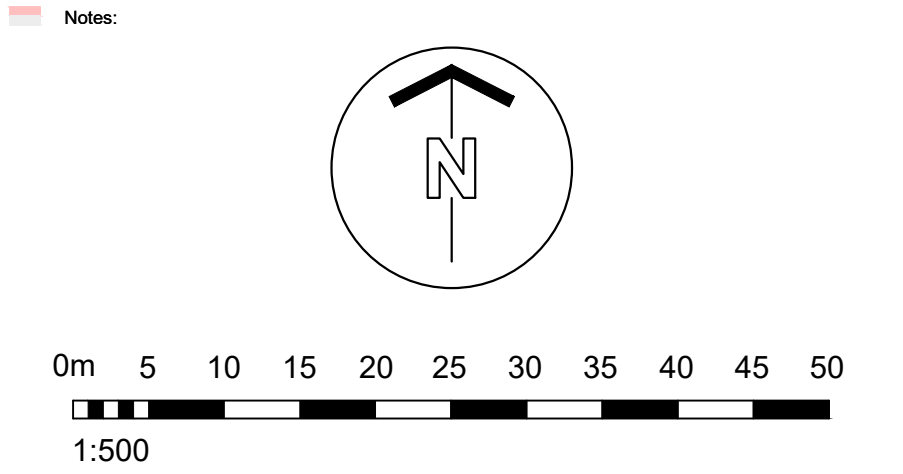
casey.higgins-king@fpcr.co.uk

APPENDIX A: UPDATED SITE LAYOUT



SCHEDULE OF APPROXIMATE ACCOMMODATION				
UNIT	GIA (SQFT)	GEA (SQFT)	GIA (SQM)	GEA (SQM)
UNIT (& GF CORE)	39,420 SQFT	-	3,662 SQM	-
OFFICE (15% OF TOTAL)	6,955 SQFT	-	646 SQM	-
TOTAL	46,375 SQFT	48,694 SQFT (SUBJECT TO DETAILED DESIGN)	4,308 SQM	4,523 SQM (SUBJECT TO DETAILED DESIGN)

NOTE:
THIS DRAWING IS © COPYRIGHT OF BHP DESIGN (UK) LTD AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION.
THIS IS A PRELIMINARY FEASIBILITY STUDY ONLY AND IS INTENDED TO BROADLY ASSESS THE VIABILITY OF THE SCHEME.
THE LAYOUT IS BASED ON VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED AND AS SUCH ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL, BUILDING AND OTHER RELEVANT SURVEYS.
IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.
WHILST EVERY EFFORT IS MADE TO ENSURE THAT ALL PROPOSALS MEET CURRENT BUILDING REGULATIONS, RELEVANT LEGISLATION AND OTHER GOOD BUILDING PRACTICE, THEY ARE SUBJECT TO CONFIRMATION FOLLOWING LIASONS WITH RELEVANT LOCAL AUTHORITIES AND OTHER DUE DILIGENCE.
WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY, WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.



SCHEDULE OF EXTERNAL HARDSTANDING MATERIALS

- MACADAM SURFACING
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR WITH LINING TO CONVENTION
- CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF COLOUR
- GENERALLY 2.4M HIGH PALADIN FENCE
- SURFACE COATED IN PROPRIETARY FINISH
- COLOUR - TBA
- FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
- FULL SPECIFICATION PAINT FINISH
- COLOUR - TBA
- STRUCTURED LANDSCAPING
- SCHEME TO BE APPROVED BY LOCAL AUTHORITY
- PRIOR TO IMPLEMENTATION

- 6 DENOTES EXTENT OF GREEN ROOF OVER OFFICE ELEMENT
- 7 DENOTES APPROXIMATE EXTENT OF PALADIN FENCING
- 8 DENOTES APPROXIMATE LOCATION OF VARIOUS EXTERNAL LIGHTING EQUIPMENT - PLEASE REFER TO M&E DRAWING FOR SPECIALIST LAYOUT, HEIGHTS AND QUANTUM SCHEDULE

PLANNING



Revisions: Amendment: Date: Name:

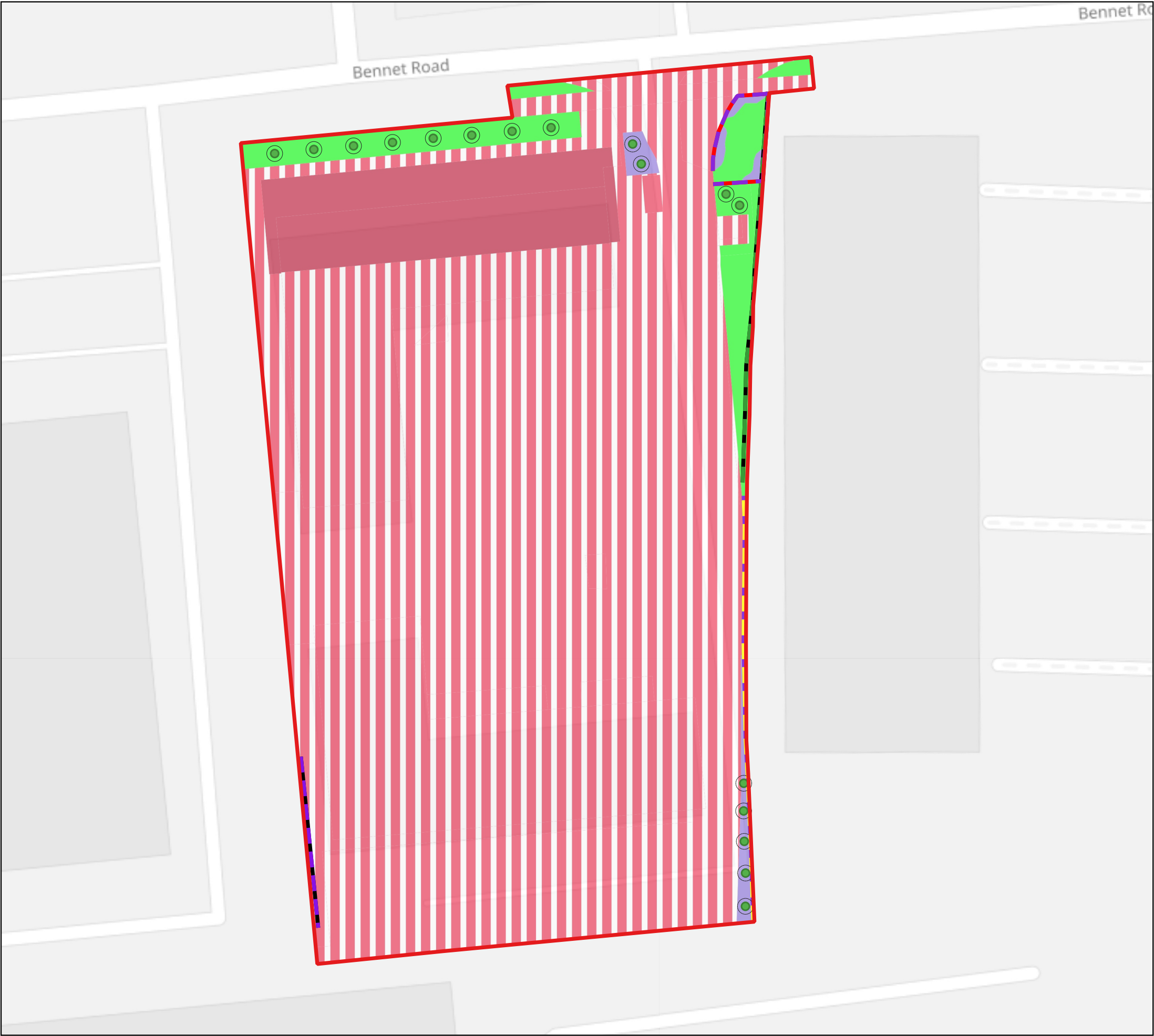
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CLIENT: DV5 COLTHAM (READING) LTD

PROJECT: PROPOSED DEVELOPMENT AT BENNET COURT
BENNET ROAD
READING
RG2 0QX

TITLE: SITE LAYOUT PLAN - AS PROPOSED (OS BASED)

Scale:	1:500@A1	Date :	DEC 2022
Design :	DFC	Draft:	JC
Drw No :	22-024-PL-03	Revision:	M



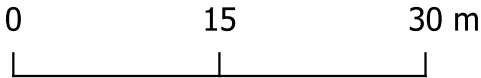
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Key

-  Red Line Boundary
-  Biodiverse green roof
-  Developed land; sealed surface
-  Intensive green roof
-  Introduced shrub
-  Modified grassland
-  Hedge Ornamental Non Native
-  Native Hedgerow
-  Native Hedgerow with trees
-  Native Species Rich Hedgerow
-  Proposed Medium Trees
-  Proposed Small Trees



client
Coltham Developments Ltd.
project
Bennet Court,
Reading
drawing title
Proposed Habitats

scale @ A3
1:550
drawn
DS / CHK
issue date
25/7/2024

Figure 1
Rev G



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Key

 Site Boundary

Proposed Habitats Condition

 Good

 Moderate

 N/A - Other

 Condition Assessment N/A

Proposed Habitats Distinctiveness

 Medium

 Low

 V.Low

Proposed Hedgerow Condition

 Good

 Moderate

 Poor

Proposed Hedgerow Distinctiveness

 Medium

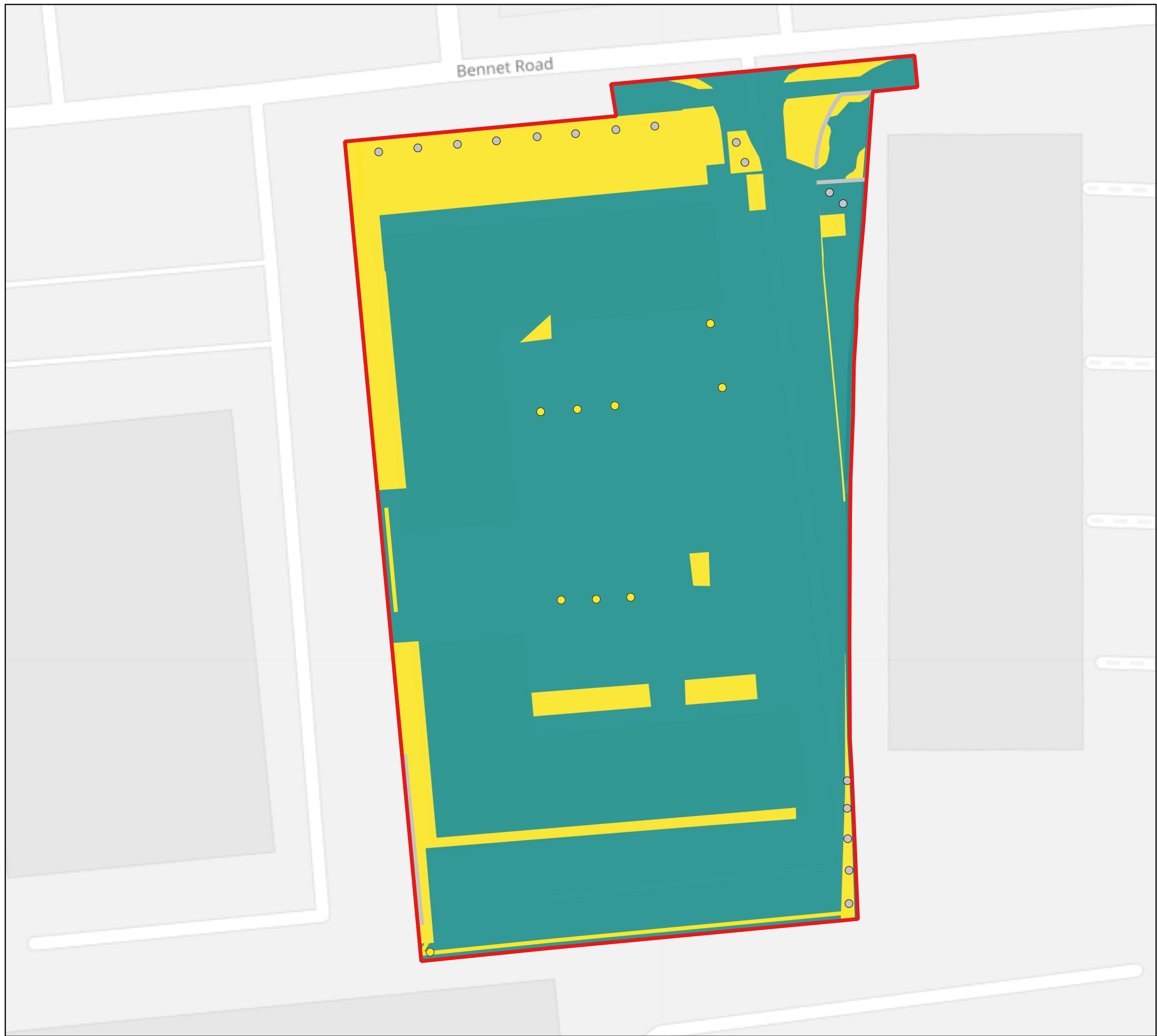
 Low

 V.Low

Proposed Urban Trees Condition

 Moderate

 Good



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Key

 Site Boundary

Habitats Retention

 Retained

 Lost

Hedgerow Retention

 Created

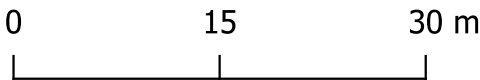
 Retained

 Lost

Urban Trees Retention

 Created

 Proposed Lost



client
Coltham Developments Ltd.
project
Bennet Court,
Reading
drawing title
Habitat Retention

scale @ A3
1:550

drawn
DS / CHK

issue date
25/7/2024



drawing / figure number
Figure 3
Rev G