



## Biodiversity Net Gain (BNG) Statement for Validation

|                                                                                                                                                              |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Form completed                                                                                                                                               | P. Diamond – Ecological Surveys Ltd |
| Date                                                                                                                                                         | 18/09/2024                          |
| This Statement for Validation has been completed based on information regarding the proposed development as provided by the applicant / planning consultant. |                                     |

| PLANNING SUBMISSION DETAILS                                                                                                                                                                      |                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Applicant                                                                                                                                                                                        | RBC                                                                                                                |
| Planning Consultant                                                                                                                                                                              | Shrimplin P&D                                                                                                      |
| Development site address                                                                                                                                                                         | Dee Park, Rannoch St, Reading, RG30 4EP                                                                            |
| Type of development                                                                                                                                                                              | Full                                                                                                               |
| Application submission date                                                                                                                                                                      |                                                                                                                    |
| BIODIVERSITY NET GAIN CONDITION                                                                                                                                                                  |                                                                                                                    |
| Is the application subject to the BNG condition when permission is granted?                                                                                                                      | Yes, the applicant believes that planning permission, if granted, would be subject to the mandatory BNG condition. |
| BNG METRIC                                                                                                                                                                                       |                                                                                                                    |
| Biodiversity Metric version completed and submitted                                                                                                                                              | Statutory Biodiversity Metric 4.0                                                                                  |
| Metric completed by competent ecological consultant                                                                                                                                              | Yes                                                                                                                |
| Metric completion date                                                                                                                                                                           | Sept 2024                                                                                                          |
| Date of original ecological survey of site                                                                                                                                                       | August 2024                                                                                                        |
| Is the biodiversity value of the onsite habitat lower on the date of application when compared with the date of the site survey, because of the carrying out of activities and site degradation? | No                                                                                                                 |
| PRE-DEVELOPMENT BASELINE                                                                                                                                                                         |                                                                                                                    |
| Number of onsite <u>Habitat Units</u> recorded in the Biodiversity Metric pre-development baseline                                                                                               | 0.17                                                                                                               |
| Number of onsite <u>Hedgerow Units</u> recorded in the Biodiversity Metric pre-development baseline                                                                                              | None                                                                                                               |
| Number of onsite <u>Watercourse Units</u> recorded in the Biodiversity Metric pre-development baseline                                                                                           | None                                                                                                               |
| Does the site include any irreplaceable habitats; if yes, what are they?                                                                                                                         | No                                                                                                                 |
| Does the site include any high distinctiveness habitats as measured by the Biodiversity Metric (with a value equal to or higher than six)?                                                       | No                                                                                                                 |
| Has a plan, drawn to identified scale with north arrow, detailing existing on site habitat that corresponds to the baseline information                                                          | Yes                                                                                                                |

|                                                                                                |              |
|------------------------------------------------------------------------------------------------|--------------|
| in the metric and clearly identifies any irreplaceable habitat been submitted?                 |              |
| Biodiversity Metric Condition Assessments completed and submitted                              | Yes          |
| <b>POST-DEVELOPMENT</b>                                                                        |              |
| Number of onsite <u>Habitat Units</u> recorded in the Biodiversity Metric post-development     | 0.62         |
| Net change in number of onsite Habitat Units                                                   | + 0.45       |
| Net percentage change in onsite Habitat Units                                                  | + 262.21%    |
| Number of onsite <u>Hedgerow Units</u> recorded in the Biodiversity Metric post-development    | None         |
| Net change in number of onsite Hedgerow Units                                                  | 0            |
| Net percentage change in onsite Hedgerow Units                                                 | 0            |
| Number of onsite <u>Watercourse Units</u> recorded in the Biodiversity Metric post-development | None         |
| Net change in number of onsite Watercourse Units                                               | 0            |
| Net percentage change in onsite Watercourse Units                                              | 0            |
| Have the trading rules been satisfied?                                                         | Yes          |
| Has a draft Biodiversity Gain Plan been completed?                                             | No           |
| <b>INTENTION TO ACHIEVE BNG</b>                                                                |              |
| Is it likely that minimum 10% BNG will be achieved onsite?                                     | Yes          |
| Will offsite biodiversity units be procured to achieve 10% BNG for the application?            | No           |
| Offsite biodiversity unit provider / scheme, if known                                          | Not required |
| Will statutory credits be procured to achieve 10% BNG for the application?                     | Not required |

**Footnotes:**

<sup>1</sup>: As per The Town and Country Planning (Development Management Procedure) (England) Order 2015 article 2(1), “householder application” means –

(a) an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, but does not include an application for change of use or an application to change the number of dwellings in a building.

<sup>2</sup>: As per section 1(A1) of the Self-build and Custom Housebuilding Act 2015, “self-build or custom housebuilding” means the building or completion by –

- (a) Individuals,
- (b) Associations of individuals, or
- (c) Persons working with or for individuals or associations of individuals,

of houses to be occupied as homes by those individuals.