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By email

3 March 2025

Our ref: N1170.001_BNG

Dear Sirs

Biodiversity Net Gain Assessment: 58 Bath Road, Reading, RG30 2AY

The National Planning Policy Framework (2019) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

Net gain calculations

This net gain assessment should be read in conjunction with the ecological appraisal report, which details the existing habitats on site and provides a habitat map and photographs. The habitat survey for this assessment was undertaken in conjunction with the ecological appraisal, which was undertaken in January 2025 by Fairbrass Knowles MCIEEM.

Details of the pre-development and post-development conditions are detailed in the tables below.

Unauthorised habitat degradation

There has been no known unauthorised habitat degradation.

On-site irreplicable habitat

There are not any on-site irreplicable or significant habitats on site.

Pre-development conditions

The site covers an area of 3060 m².

The site is part of a residential garden.

The site falls into the following habitat categories for the purpose of BNG:

- Sealed surfaces – the site is occupied by a bungalow, garage and areas of hardstanding in form of a driveway and patio
- Vegetated garden – The remainder of the site is take up by managed amenity grassland and shrubs, which falls under the 'vegetated garden' category

Table 1: On-site habitat and hedgerow value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Sealed surfaces	0.1148	0
Vegetated garden	0.1912	0.38
Total		0.38
On-site habitat creation/retention		
Sealed surfaces	0.1761	0
Vegetated garden	0.1298	0.25
Total		0.25

Summary of units gained/lost

	Pre-development value (units)	Post development value (units)	Total units gained or lost	Units required to achieve 10% gain	Unit deficit
Habitats	0.38	0.25	0.13	0.45	0.17

Recommendations

The above calculations confirm that the proposed development will result in a net loss in habitat units. To achieve 10% net gain, 0.17 habitat units will need to be purchased (refer to Headline Results tab of Metric).

Purchasing units does not have to happen prior to approval under the current legislation. If the application was to be granted consent, proof of units purchased would need to be provided at the time you are about to discharge the biodiversity gain plan condition. Please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain>.

Please do not hesitate to contact me if you require any additional information.

Yours faithfully



Alex Crossman BSC (Hons) MCIEEM
Managing Director