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By email

23 April 2025

Our ref: N1170.001_BNG_v.2

Dear Peter

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
- Trees – also present are a number of trees and reference has been made to the tree schedule and tree report (GHA Trees, February 2025). A tree condition assessment has been completed and is appended to this letter.
- Hedgerow – a non-native ornamental hedge is present on site. The hedgerow has poor condition, which is the default condition assigned in the Defra Metric

Table 1: On-site habitat value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Sealed surfaces	0.1148	0

Vegetated garden	0.1912	0.38
Trees		2.44
Total		2.82
On-site habitat creation/retention		
Sealed surfaces	0.1761	0
Vegetated garden	0.1298	0.25
Trees (retained)		1.91
Total		2.16

Table 2: On-site hedgerow value analysis

Habitat	Length m	Units
On-site habitat baseline		
Non native hedgerows	0.11	0.11
Total		0.11
On-site habitat creation/retention		
Non native hedgerows (retained) ¹	0.09	0.09
Species rich native hedgerow	0.01	0.08
Total		0.17

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	2.82	2.16	-0.39	3.10	0.94
Hedgerows	0.11	0.17	+0.06	0	0

Recommendations

The above calculations confirm that the proposed development will result in a net loss in habitat units. To achieve 10% net gain, 0.94 habitat units will need to be purchased (refer to Headline Results tab of Metric).

¹ Non-native hedgerows are assigned poor quality by default.

A gain in hedgerow value will be achieved by planting 10 m of species-rich native hedgerow within a communal area of the site.

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>.

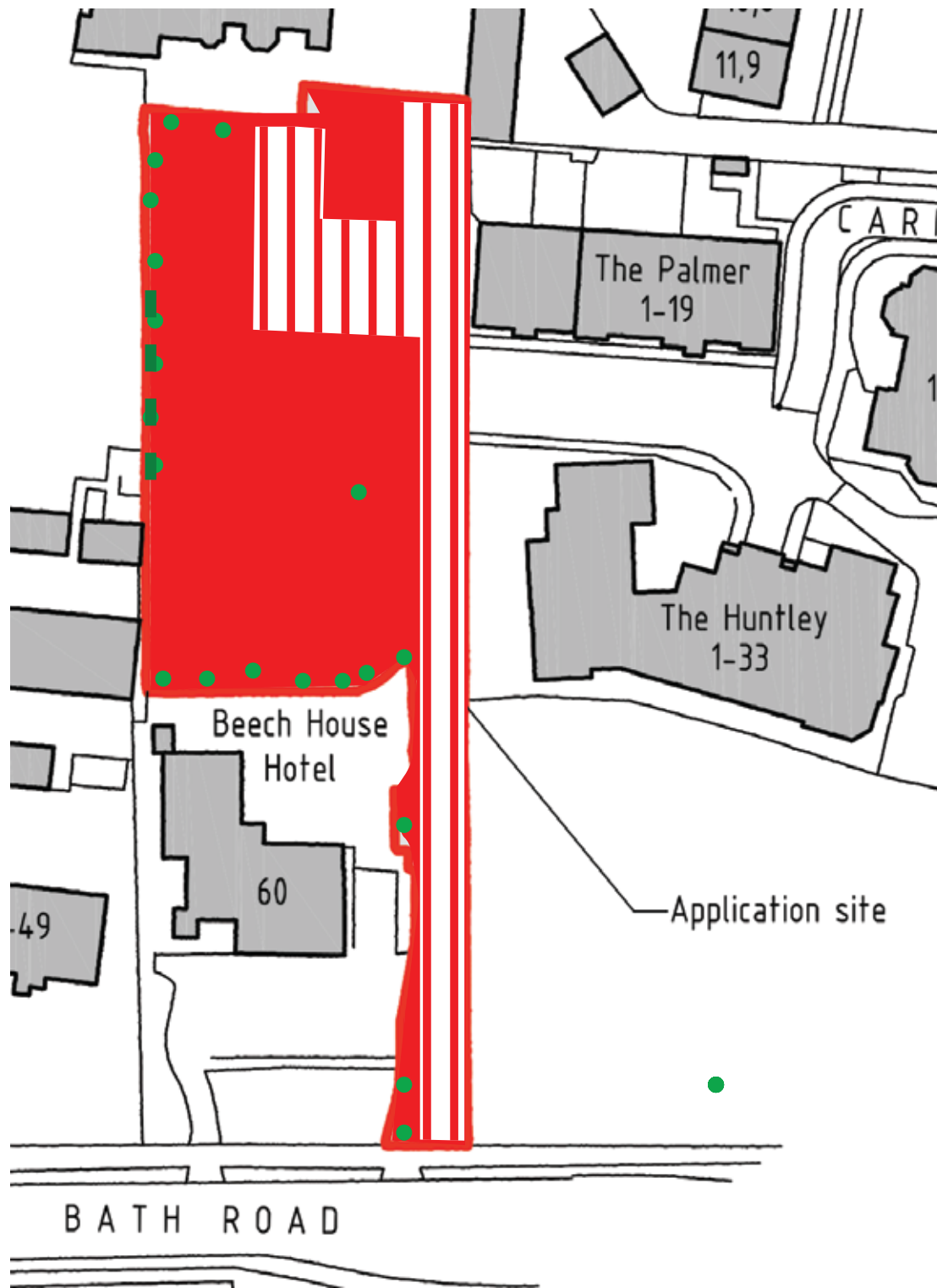
Please do not hesitate to contact me if you require any additional information.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'A Crossman', with a long, flowing horizontal stroke extending to the right.

Alex Crossman BSC (Hons) MCIEEM
Managing Director

Appendix I – Site Figures



-  Sealed surface
-  Vegetated garden
-  Trees (indicative location)
-  Non-native hedgerow

Client Dusek Design
Title Habitat plan
Site 58 Bath Road, Reading
Figure 1
Date 8 May 2025
Scale 1:1000



-  Vegetated garden
-  Sealed surfaces
-  Trees (indicative location)
-  Ornamental hedge
-  Native species rich hedge

Client Dusek Design
Title Post dev habitats
Site 58 Bath Road, Reading
Figure 2
Date 8 May 2025
Scale 1:1000



NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

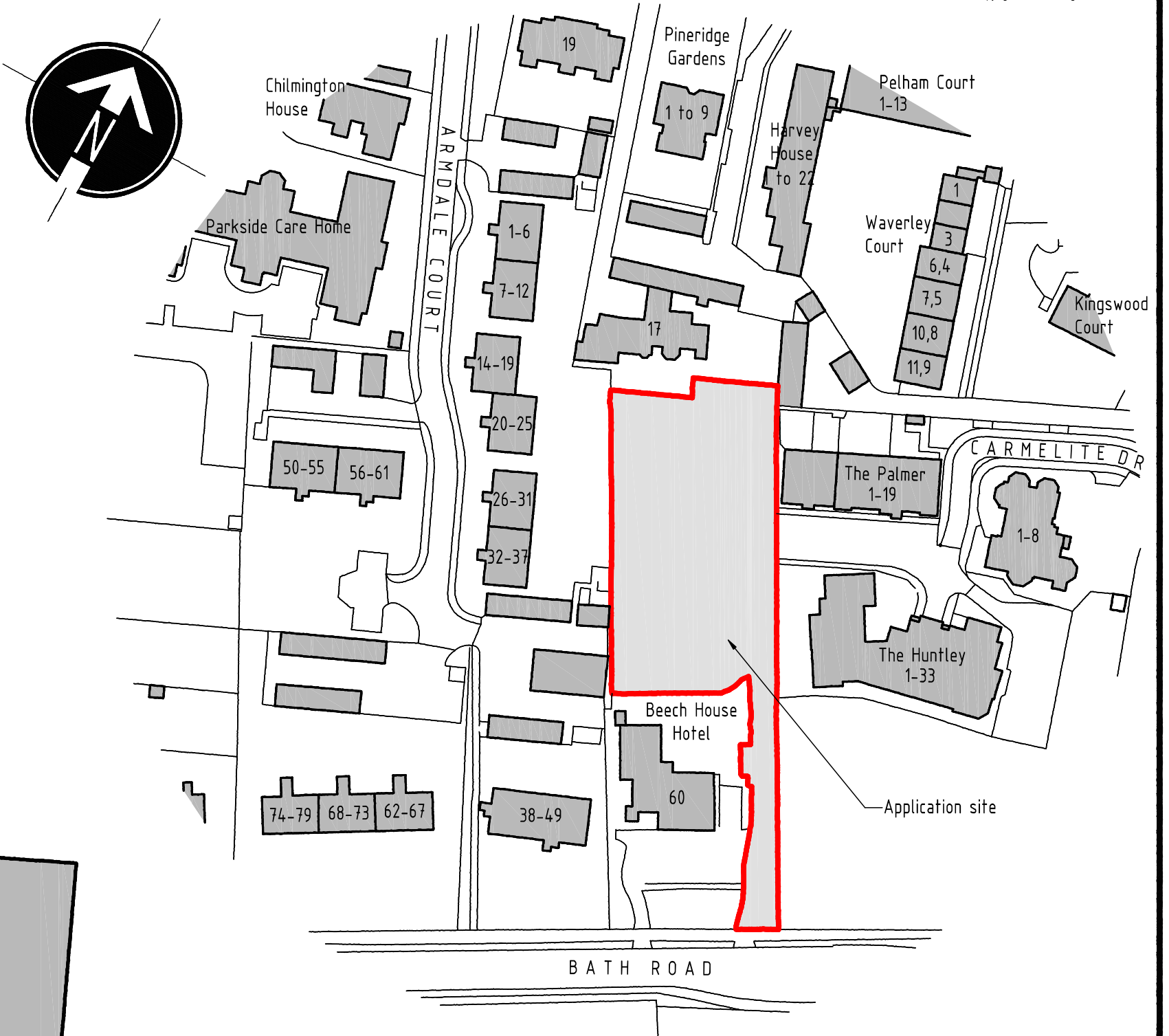
5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CD Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 0m above ground level.

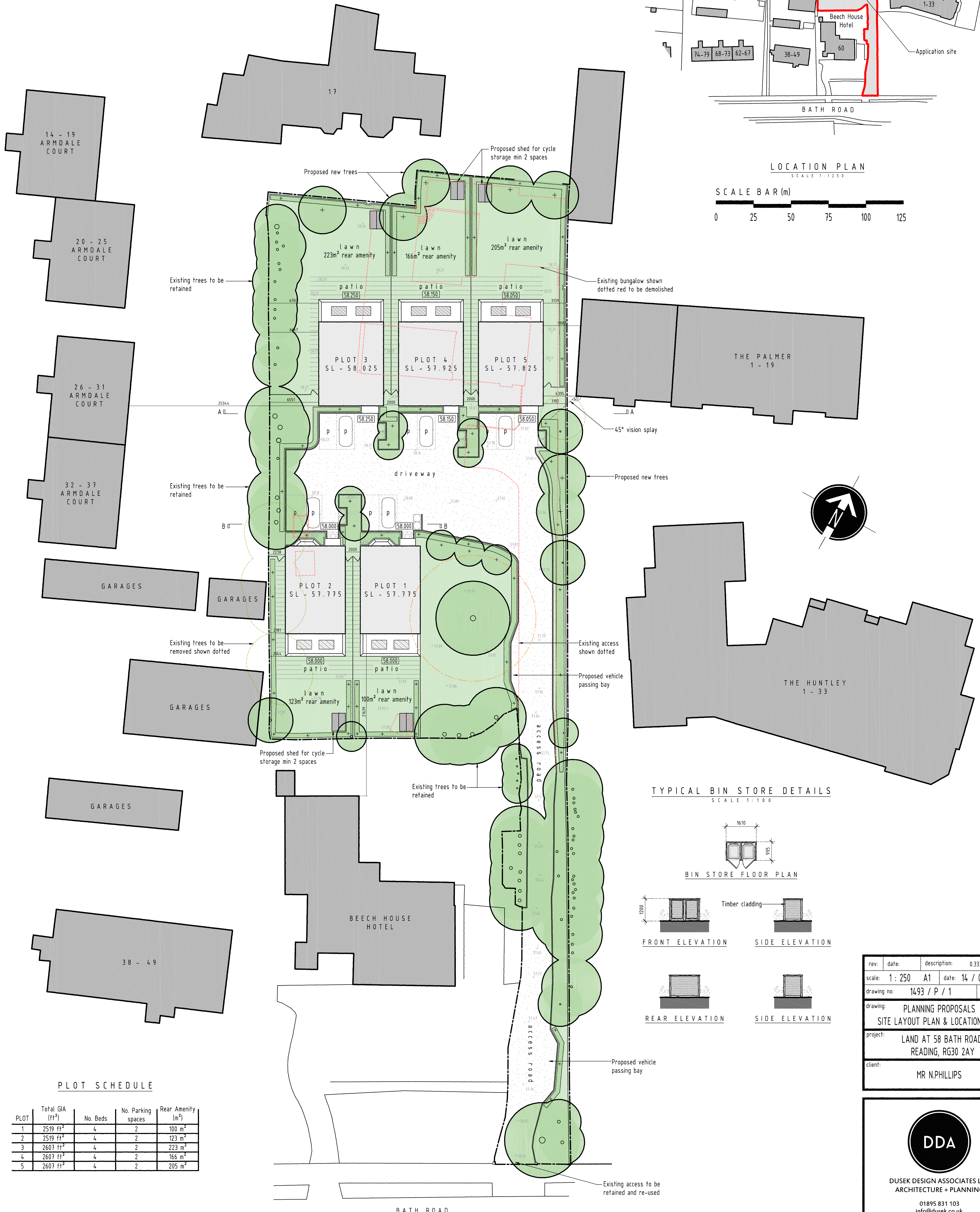
LEGEND

Proposed two storey		Existing trees to be removed		Refuse and recycling storage & collection points	
Proposed single storey		Permeable patio		Proposed structural ground floor slab level	SL 71.375
Existing structures to be demolished		Grassed areas		Proposed Levels	71.600
Proposed new planting		Existing trees & planting to remain		Existing Levels	+71.93
Root protection area (RPA)		Proposed shed for cycle storage min 2 spaces		Section Lines	A 0 0 A

LOCATION PLAN
SCALE 1:1250

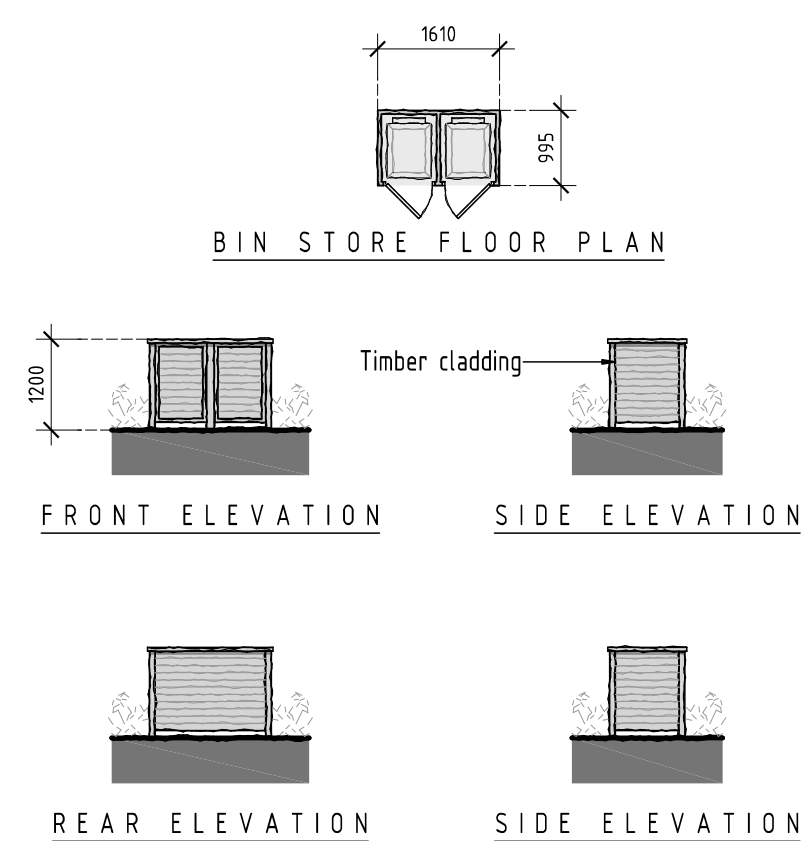
SCALE BAR (m)

0 25 50 75 100 125



PLOT SCHEDULE

PLOT	Total GIA (ft ²)	No. Beds	No. Parking spaces	Rear Amenity (m ²)
1	2519 ft ²	4	2	100 m ²
2	2519 ft ²	4	2	123 m ²
3	2607 ft ²	4	2	223 m ²
4	2607 ft ²	4	2	166 m ²
5	2607 ft ²	4	2	205 m ²

SITE LAYOUT PLAN
SCALE 1:250TYPICAL BIN STORE DETAILS
SCALE 1:100

rev:	date:	description:	0.333 ha
scale:	1:250	A1	date: 14 / 02 / 2025
drawing no:	1493 / P / 1	drawn:	AF
drawing:	PLANNING PROPOSALS SITE LAYOUT PLAN & LOCATION PLAN		
project:	LAND AT 58 BATH ROAD, READING, RG30 2AY		
client:	MR N.PHILLIPS		

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SCALE BAR (m)

0 5 10 15 20 25



Appendix II –Information Sheets

Tree	Species	Diameter	Length of hedge	Size/type	Proposal	Condition	Bat suitability
T1	London plane	1020		Very large	Retain	Good	
T2	Oak	300		Small	Retain		
T3	Holly	361		Medium	Retain	Good	
G4	Leyland cypress			Hedge	Off-site		
G5	Leyland cypress		20	Hedge	Retain		
G6	Leyland cypress		10	Hedge	Retain		
T7	Leyland cypress	500		Medium	Retain	Moderate	
G8	Leyland cypress		20	Hedge	Retain		
T9	Lawson cypress	100		Small (Vegetated garden)	Retain		
G10	Sycamore			Small (Vegetated garden)	Retain		
G11	Leyland cypress	700		Large	Remove		Low
T12	Leyland cypress	380		Medium	Remove	Moderate	Low
T13	Oak	330		Medium	Remove	Moderate	Neg
G14	Leyland cypress		10 (5)	Hedge	Part remove		Neg
T15	Bay	226		Small (Vegetated garden)	Remove		Neg
G16	Leyland cypress		20	Hedge	Retain		
T17	Walnut	250		Small (Vegetated garden)	Retain		
T18	Oak	480		Medium	Retain	Good	
G19	Lawson cypress		20	Hedge	Retain		
G20	Leyland cypress		10	Hedge	Retain		
T21	Apple	130		Small (Vegetated garden)	Retain		

T22	Fig	294		Small (Vegetated garden)	Retain		
T23	Cherry	170		Small (Vegetated garden)	Retain		
T24	Sycamore	670		Large	Retain	Good	

Condition Sheet: INDIVIDUAL TREES Habitat Type														
Habitat Types														
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.														
<i>Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.</i>														
Habitat Description														
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.														
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.														
On-site or off-site, site name and location	On-site			Survey date and Surveyor name		Miguel Canovas								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)	N/A			Habitat parcel reference										
				T1	T3	T7	T12		T13	T18	T24			
				Grid reference										
Condition Assessment Criteria														
				Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).			Y	Y	N	N		N	Y	Y	Y		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).			Y	Y	Y	Y		N	Y	Y	Y		
C	The tree is mature (or more than 50% within the block are mature) ¹ .			Y	Y	Y	N		Y	N	Y	Y		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.			Y	Y	N	Y		Y	Y	Y	Y		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			Y	N	Y	Y		Y	N	Y	Y		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Y	Y	Y	Y		Y	Y	Y	Y		
Number of criteria passed														
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓										
Passes 5 or 6 criteria		Good (3)		Y	Y						Y	Y		
Passes 3 or 4 criteria		Moderate (2)				Y	Y	Y	Y					
Passes 2 or fewer criteria		Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														
Suggested enhancement interventions to improve condition score ²														