Yeomanry House 131 Castle Hill Reading RG1 6AG

Biodiversity Statement and Draft Biodiversity Gain Plan

Luscinia Ecology
On behalf of
Yeomanry House Ltd

CIEEM
REGISTERED
PRACTICE 2025-2026

Document Properties

Reference	Revision	Date	Author	Reviewer
LUS26007 BS&BGP	Draft	16/03/2026	Alfie Dickens	Greg Nightingale

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Chapter 1: Biodiversity Statement

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) would apply?	**Yes**
Please provide the pre-development biodiversity value of the onsite habitats on the date of the calculation. *- If the planning portal only allows a single figure, we advise that the largest individual figure is used (do not sum the figures).*	Habitat: 1.9 Hedgerow: 0.00 Watercourse: 0.00
Please provide the date the onsite pre-development biodiversity value was calculated.	Date of Submission
If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used.	N/A
Which version of the biodiversity metric was used?	The Statutory Biodiversity Metric
When was the version of the biodiversity metric used published?	06/08/24
Please provide the reference or supporting document/plan names for the: 'Biodiversity metric calculation', 'Onsite irreplaceable habitat (if any)', and 'Onsite habitats existing on the date of the application for planning permission (if applicable)'.	LUS26007 BS&BGP
Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application? (i.e., has degradation occurred?)	No, degradation has not occurred
Does the development site have irreplaceable habitats (corresponding to the description in column 1 of [Schedule to the biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)] which are: i. on land to which the application relates; and ii. existed on the date of the application for planning permission, (or an earlier agreed date)	No
The name and address of the person submitting this plan:	Jenna Stalker Woolf Bond Planning Ltd The Mitfords, Basingstoke Road Three Mile Cross Reading RG7 1AT
Luscinia Ecology Ltd has provided the above Biodiversity Statement and this report in good faith and using reasonable care and due diligence. However, in relation to statement around degradation and any associated retrospective assessment, Luscinia Ecology Ltd cannot be held accountable or liable for inaccuracies or alternative interpretations.	

Chapter 2: Summary

2.1 The Statutory Biodiversity Metric has been completed in relation to Yeomanry House, 131 Castle Hill, Reading, RG1 6AG.

2.2 Current Biodiversity Net Gain policy requirements relating to development in the Reading Borough Council area require a 10% Biodiversity Net Gain outcome.

2.3 This assessment has been based upon a site visit and has been completed by an ecologist experienced in the Biodiversity Net Gain Assessment process. Full methods and assessments are included within this report. The completed Statutory Biodiversity Metric excel file will be submitted alongside this report.

2.4 Following the Mitigation Hierarchy and the Biodiversity Gain Hierarchy, the Proposed Development will not remove any habitats of ecological importance. Losses relate to poor quality trees, introduced shrub, and amenity grassland.

2.5 Proposed Development will not achieve a Biodiversity Net Gain within the Site. There will be a loss of 0.02 habitat units (-0.98%) and a gain of +0.03 hedgerow units (+100%). The Trading Rules have not been met due to the overall loss.

2.6 The Proposed Development will meet current BNG requirements partially on Site and partially via the purchase of off-site habitat units.

2.7 This assessment has been undertaken using illustrative design. The measures within this report should be secured by a condition for a Soft Landscape Plan.

2.8 The Applicant is aware of, and has committed to, all the mitigation, compensation, and enhancement measures set out within this report.

2.9 Based on the results from the survey, context of the Site, and overall low ecological importance of the Site, this report is valid for a period of 18 months (i.e., the 16/09/2027).

Chapter 3: Introduction

Planning Context

3.1 This report sets out a Biodiversity Statement and Draft Biodiversity Gain Plan in relation to Yeomanry House, 131 Castle Hill, Reading, RG1 6AG (referred to as 'the Site' throughout this report). This report is supported by a site visit undertaken on 10/03/2026 and a Preliminary Ecological Appraisal[1].

3.2 The Environment Act 2021 sets out a mandatory requirement for all planning permissions in England (with a few exemptions) to deliver a 10% Biodiversity Net Gain (BNG) using the Statutory Biodiversity Metric.

3.3 In accordance with the National Planning Policy Framework (NPPF)[2] proposals should seek to demonstrate BNG. The NPPF states:

> *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*
>
> *…*
>
> *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;"*

3.4 And:

> *"To protect and enhance biodiversity and geodiversity, plans should:*
>
> *'…promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

3.5 The Reading Borough Council Local Plan Partial Update[3] is scheduled to be adopted in during 2026. The update outlines BNG requirements within the borough to align with the Biodiversity Action Plan[4] objectives.

3.6 In accordance with Environment Act, NPPF, and Reading Borough Council policies, the Proposed Development has a targeted BNG outcome of at least 10%.

[1] Luscinia Ecology (2026). *Yeomanry House, 131 Castle Hill, Reading, RG1 6AG: Preliminary Ecological Appraisal: LUS26007 PEA Submission.* Luscinia Ecology, Bristol.
[2] MHCLG (2025). *National Planning Policy Framework. February 2025*. Ministry of Housing, Communities and Local Government, London.
[3] Reading Borough Local Plan Partial Update - Consultation on Scope and Content, November 2023.
[4] Reading Biodiversity Action Plan (2021-2030).

Site Description

3.7 The Site includes a building, hardstanding, sparsely vegetated land, introduced shrub and grassland. The Site is approximately 0.15ha and is located at National Grid Reference: SU 70885 72899. The Site is immediately surrounded by areas of hardstanding, a small area of amenity grassland and a small coppice or woodland block. The surrounding landscape is predominantly residential and commercial development along with associated residential gardens (**Figure 1**).

Figure 1: Aerial image – Site boundary in red line[5]

Proposed Development

3.8 This report will be submitted alongside a planning application for the *"conversion of a former Registry Office to eight dwellings (5 no. apartments and 3 no. houses), including alterations to the interior and exterior of the building to facilitate works"* (referred to as the 'Proposed Development' throughout this report). Access will be via a private road, which leads to Coley Road to the north. The publicly managed garden landscaping (introduced shrub) to the south will be converted into private gardens, some of this landscaping may be lost. **Figure 2** shows the Proposed Development.

[5] Image used under licence (©2024 Google): Accessed: 08/01/2026.

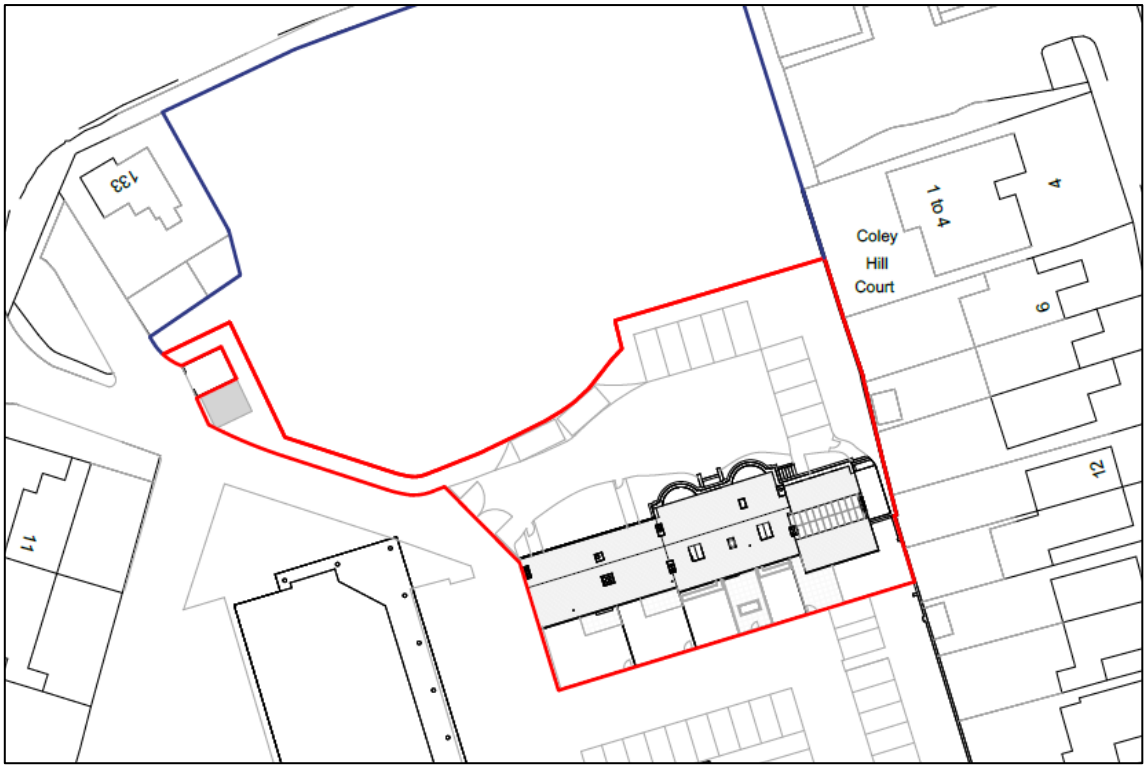

Figure 2: The Proposed Development

Purpose of this report

3.9 The purpose of this report is to provide sufficient information for the Local Planning Authority to fully assess the ecological impacts of the Proposed Development, via the BNG Assessment process.

3.10 The key objectives of this Biodiversity Statement and Draft Biodiversity Gain Plan are to:

- Determine the BNG percentage required to be delivered by the Proposed Development.
- Outline the BNG Assessment method, including any limitations, assumptions, clarifications, and/or deviations.
- Follow the Mitigation Hierarchy and the Biodiversity Gain Hierarchy, and outline if irreplaceable habitats will be lost.
- Undertake the BNG Assessment:
  - Determine the BNG on-site baseline using the data search, ecological reporting, BNG Condition Assessments, and The Statutory Biodiversity Metric.
  - Determine the BNG on-site post development outcome, using the details within **Figure 2**.
  - Compare the on-site baseline with the on-site post development outcome to determine the overall BNG net change.

- Outline the agreed management activities, including the identification of the On-site Significant Enhancements.
- Outline the agreed monitoring and adaptive management requirements.
- Determine if the required percentage increase in BNG has been achieved, or the measures required to achieve the BNG.

Chapter 4: Method

Biodiversity Net Gain

4.1 Calculations have been carried out with regards to Biodiversity Net Gain: Good Practice Principles for Development guidance[6] and in line with the Statutory Biodiversity Metric guideline[7]. **Appendix A** sets out how each of the BNG Good Practice Principles[8] have been applied. In this way, this report meets **Principle 3** of The Statutory Biodiversity Metric.

4.2 The Statutory Biodiversity Metric is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst The Statutory Biodiversity Metric is the default system of calculating BNG, it should not be considered a complete tool in assessing BNG and therefore professional judgement has been used where appropriate (this includes consideration of Environmental Net Gain (ENG)). Where professional judgement has been used, this is outlined in the text, and additional references have been provided. This is in line with **Principles 4 and 6** of The Statutory Biodiversity Metric:

> *"Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice."*
>
> *…*
>
> *Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance."*

Site Visit

4.3 The Site was surveyed using the UK Habitat Classification Survey[9] method on 10/02/2026. The method classified the Site into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described. The vegetation present was clearly visible and allowed an accurate assessment to be made. During the Site survey, The Statutory Biodiversity Metric Condition Assessment sheets[10] were used to gather the necessary ecological information to determine the condition of the habitats present within the Site.

4.4 A UK Habitat Classification Plan was produced (**Figure 3**), which formed the On-Site Baseline Map.

[6] Baker J., Hoskins R., and Butterworth T. (2019). *Biodiversity Net Gain. Good practice principles for development: A practical guide*. Ciria, London.
[7] Defra (2024). *The Statutory Biodiversity Metric: User Guide: Date July 23rd, 2024*. Department for Environment food and rural affairs, London.
[8] Baker J., Hoskins R., and Butterworth T. (2016). *Biodiversity Net Gain. Good practice principles for development*. Ciria, London.
[9] UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. UKHab Ltd, Stockport.
[10] Defra (2024). *The Statutory Biodiversity Metric: Technical Annex 1: Condition Assessment Sheets and Methodology: Date February 2024*. Department for Environment food and rural affairs, London.

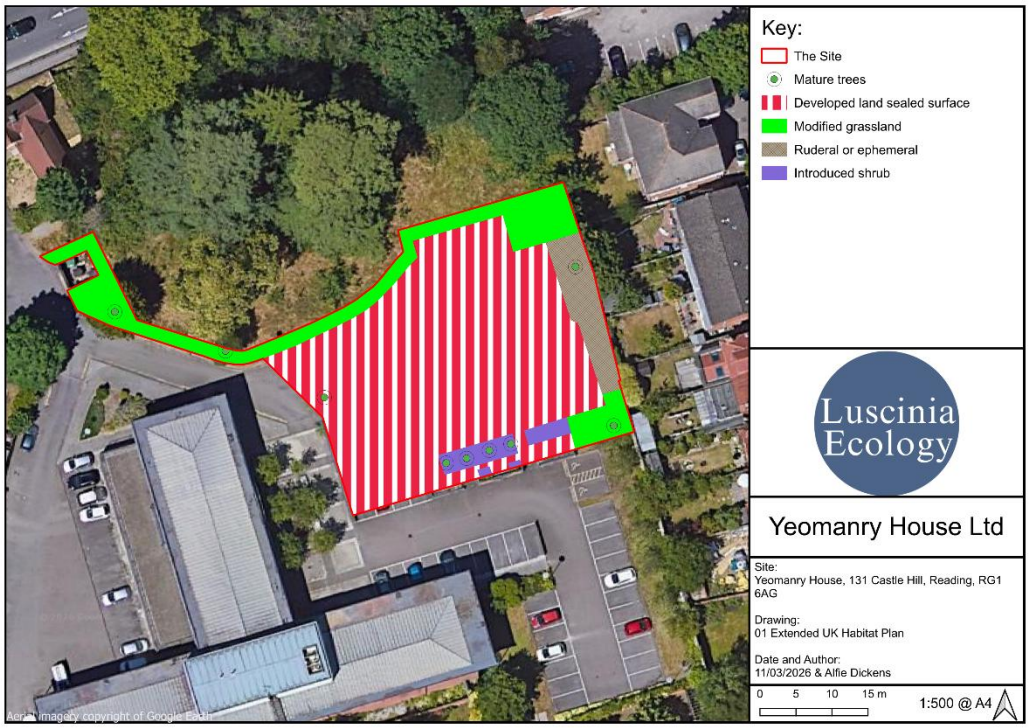

Figure 3: UK Habitat Classification Plan

4.5 Based on the results of the surveys used to inform this assessment, the context of the Site, and the high likelihood that the habitats within the Site will not change significantly over time, this report is valid for a period of 18 months (i.e., the 16/09/2027). It is reasoned that there would be no material change on Site within this time period. This is reasoned in line with good practice guidelines[11].

Baseline Calculation

4.6 To calculate the baseline area and linear units for the Site the following data and assessments were undertaken:

- The UK Habitat Classification habitats were converted, where necessary into the relevant habitats within The Statutory Biodiversity Metric.
- The UK Habitat Classification 25m^2 rule was applied[12].
- The habitats were then assigned a pre-set distinctiveness grade[13].
- The area (hectares) of each habitat parcel and length of linear habitats (km) within the Site was calculated from the On-site Baseline Map (**Figure 3**).
- Scattered trees were calculated using the Tree Helper Tool, following the size guidelines within The Statutory Biodiversity Metric User Guide, and using either data collected directly by the ecologist or via information within the Proposed

[11] CIEEM (2019). Advice Note: *On the Lifespan of Ecological Reports and Surveys*. Chartered Institute for Ecology and Environmental Management, Winchester
[12] Habitats occupying less than 25m^2 were absorbed and considered within the adjacent habitat(s).
[13] Indicative of the inherent 'value' of the habitat.

Development's Tree Schedule, with the use of a Tree Schedule taking precedence.

- Where applicable, habitats were subject to a 'condition assessment'[14].
- Habitats were subject to a strategic significance assessment[15].

4.7 The baseline habitats (as detailed above) were entered into The Statutory Biodiversity Metric to calculate baseline biodiversity units for the Site.

Proposed Development Assessment

4.8 Using the Proposed Development shown **Figure 2**, an On-site Post Intervention Map (**Figure 4**) was produced.

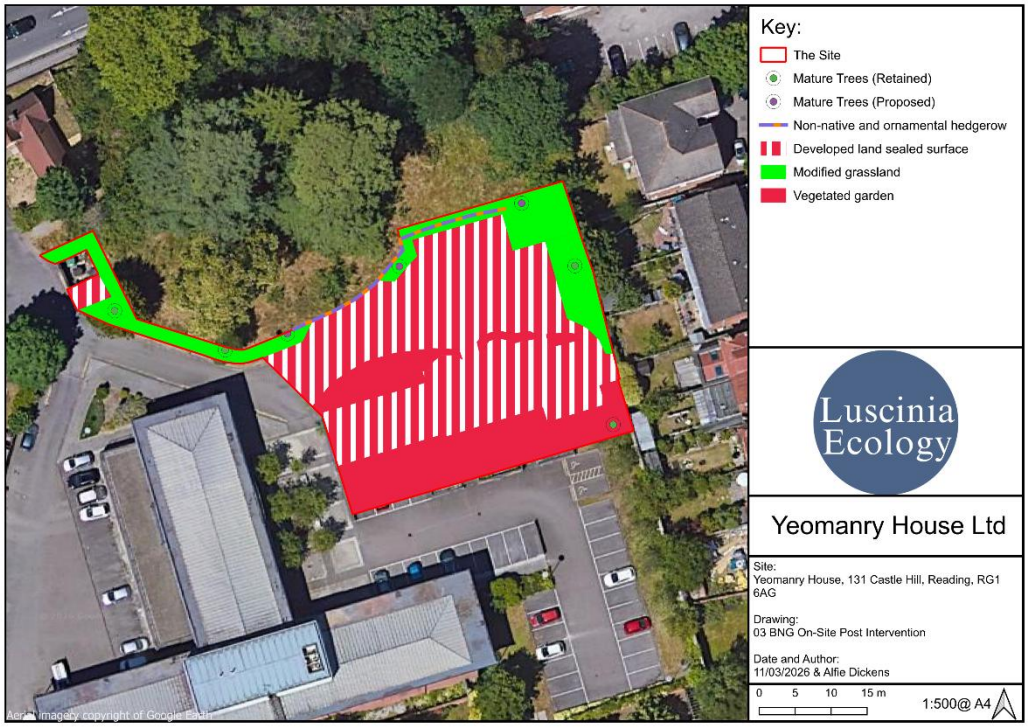

Figure 4: On-site Post Intervention Map

4.9 In relation to created and enhanced habitats, all habitat interventions within this report are considered to be realistic and deliverable within the project time frame (in line with **Principle 7** of The Statutory Biodiversity Metric), along with the expected or agreed management resources and availability of funding.

4.10 The same process as for the baseline calculation was completed using the On-site Post Intervention Map (**Figure 4**), along with the following additional methods:

[14] The 'condition' of the habitat is a measure of habitat quality and measures the 'working-order' of the habitat against the optimal state of the habitat type.
[15] Strategic significant is based upon the location of a habitat within the local landscape and whether the location has been formally identified in plans which identify local priorities for targeting biodiversity.

- The loss of baseline habitats was calculated by overlaying the footprint of the proposals onto the On-Site Baseline Map.

- The On-site Post Intervention Map was reviewed to identify habitats retained, enhanced, and/or created. The proposed habitats were subject to condition and strategic significance assessments.

- Where a new habitat or existing habitat has been created or enhanced, additional consideration has been given towards the time taken for habitats to establish and reach target condition (temporal multiplier), and the difficulty of habitat re-creation (difficulty multiplier). The 'Habitat creation in advance' and 'Delay in starting habitat creation' functions were set to 0 years. No advanced habitat creation is proposed, and there will be no 'delay between habitat loss and the start of habitat creation and enhancement works'.

Strategic Significance

4.11 The Reading Borough Council area is part of the Berkshire Local Nature Recovery Strategy (LRNS). The LNRS for Berkshire was published on 07/10/25.

4.12 The strategic significance category descriptions set out in Table 5-3 of The Statutory Biodiversity Metric User Guide were used to assign strategic significance.

4.13 The Site is not located within a strategically significant ecological area. The strategic significance of the habitats within the Site were assessed as 'Area/compensation not in local strategy/no local strategy'.

Data Summary and Discussion

4.14 The Statutory Biodiversity Metric presents a detailed summaries of the resultant biodiversity unit change, separated by habitat type.

4.15 The discussion also considers the wider context of the outline planning application, surrounding landscape, wider ecological functions not captured by the BNG assessment process, and socio-economic values of the development, as well as considering how the Proposed Development contributes towards nature conservation priorities at the local, regional, and national levels. This approach is guided by Principles 6 and 9 of BNG Good Practice Principles[8], along with **Principles 8 and 9** of The Statutory Biodiversity Metric:

> *"Principle 8 Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*
>
> *…*
>
> *Principle 9 This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*
>
> *• maintain habitat extent - supporting more, bigger, better, and more joined up ecological networks*

• ensure that proposed or retained habitat parcels are of sufficient size for ecological function"

4.16 Our digital data and mapping files are available upon request.

Limitations, Assumptions, and Clarifications

Limitations

Measurements

4.17 The measurements within this report are approximate and the mapping of baseline habitats and Proposed Development plans has relied upon the plans provided by the client and/or project team. These plans were georeferenced. Mapping of habitats at a fine scale may result in minor deviations from realised measurements. Given the scale of the proposals, any deviations in spatial areas or point locations are sufficiently minor to be inconsequential. Nevertheless, this has been controlled for via advanced digitising tools and precautionary rounding.

Survey season

4.18 The survey was undertaken in winter, which is outside the optimum survey season for botanical surveys. Although the survey was undertaken in winter, the evaluation and habitat descriptions (and hence the impacts and their significance), are considered to be accurate for the following reasons:

- Given the type of vegetation and habitats present, the valuation of the intrinsic interest is considered unlikely to change.
- Access was possible to all areas of the Site, and the vegetation was clearly visible.

4.19 This limitation has been accounted for within the condition assessments of the habitats within the Site.

Assumptions

4.20 None.

Clarifications

4.21 The individual tree labels within this assessment are in line with the tree survey. Trees forming parts of woodland, scrub, introduced shrub, and garden have not been assessed as individual trees. This is to avoid double counting. The trees captured as individual trees within this assessment are clearly marked on relevant plans and condition assessment for each individual tree have been undertaken and reported. Where a tree group was reported within the tree survey, the assessment captures these trees as individual trees.

Contributor Information

4.22 The Site visit, BNG Condition Assessments, BNG Assessment, and BNG report were completed by Alfie Dickens. A technical review of this assessment was undertaken by Greg Nightingale.

Contributor	Experience
Greg Nightingale BSc (Hons) MCIEEM	Greg is the Director of Luscinia Ecology with over 11 years of experience in ecology and environmental management in the private sector. Luscinia Ecology is a CIEEM Registered Practice and Greg Nightingale is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). CIEEM act to govern best practice in the ecology sector. Greg has been working on BNG since 2017, prior to its inclusion within the National Planning Policy Framework (2018 revision) and the Environment Act 2021. This has included working with all the Defra Metrics, The Warwickshire Model, BREEAM 2018, and the Network Rail BNG Model. Greg has established and developed BNG systems and processes in three small to medium sized ecological consultancies and is highly experienced in the application of BNG at the site and local level, including delivering BNG offsetting and contributions via S106 Agreements, third parties, and brokers. Greg is experienced in UK Habitat Classification and BNG condition assessment. This includes the completion of the industry standard training courses for BNG, UK Habitat Classification, and the crossover training for BNG and UK Habitat Classification. He is an accredited Modular River Survey River Condition Assessment surveyor. His experience has also included habitat mapping and assessment via drones and aerial footage. In addition, he has completed a CIEEM training course on Environmental Net Gain and has a foundational understanding of The Environmental Benefits from Nature Tool and how this relates to the BNG assessment process.
Alfie Dickens BSc (Hons) Qualifying member of CIEEM	Alfie is a Consultant Ecologist at Luscinia Ecology with a particular focus on habitat assessment and Biodiversity Net Gain (BNG) delivery. He is experienced in applying the UK Habitat Classification system, undertaking habitat condition assessments, and reviewing BNG metrics for a range of development types. His work is supported by strong botanical identification skills and proficiency in QGIS, enabling accurate mapping, data visualisation, and robust metric completion. Alfie has contributed to BNG projects in both consultancy and local government settings, including reviewing statutory biodiversity metrics for planning applications during his time with Wiltshire Council's Ecology team. His understanding of habitat quality, baseline survey requirements, and the practical implications of the Environment Act allows him to provide clear, reliable advice to clients throughout the BNG process. Alfie continues to develop his botanical and assessment skills through additional training, including NVC methodology and freshwater invertebrate identification.

Table 1: Contributor experience

Chapter 5: Baseline and Proposed Development

Irreplaceable habitats

5.1 There are no irreplaceable habitats on Site.

Baseline Assessment

5.2 The habitats present within the Site are set out below:

- **Grassland**: Modified grassland
- **Individual trees**: Urban tree
- **Sparsely vegetated land**: Ruderal/ephemeral
- **Urban**: Bare ground
- **Urban**: Developed land; sealed surface
- **Urban**: Introduced shrub

5.3 The assessment of the character, extent, condition, historic management, and species composition of these habitats is outlined within the PEA[1] and the condition assessment tables within **Appendix B**.

5.4 Developed land; sealed surface and introduced shrub do not require condition assessments.

Proposed Development Assessment

5.5 The below is based on the On-site Post Intervention Map shown in **Figure 4**. Assessment of the proposals is split into three sections, as detailed below:

- Retained/Lost habitats, which identifies habitats retained and protected during the implementation of the proposals and those to be removed.
- Enhanced Habitats, which assesses habitats which will be created as part of the proposals, and outlines measures as to how these habitats will reach target condition.
- Created Habitats, which assesses habitats which will be created as part of the proposals, and outlines measures as to how these habitats will reach target condition.

Habitats Retained/Lost

5.6 Some of the modified grassland and some developed land; sealed surface and six individual trees (**T11, T12** and **G15**), will be removed. An area of modified grassland to the north of Site, and the Building on Site and the rest of the individual trees will be retained.

Habitats Enhanced

5.7 None of the habitats on Site will be enhanced.

Habitats Created

5.8 The Proposed Development will provide the following:

- **Grassland**: Modified Grassland
- **Hedgerows**: Non-native and ornamental hedgerow
- **Individual trees**: Urban tree
- **Urban**: Developed land; sealed surface
- **Urban**: Vegetated garden

5.9 None of the created habitats were considered to be on-site significant enhancements.

Grassland: Modified grassland

5.10 Modified grassland will be provided within the Proposed Development. This will be the areas of public grassland, around the sycamore to the north-east of the Site. It's expected that these areas will be managed for amenity purposes due to pressure from new residents.

5.11 A 'moderate' condition can reasonably be achieved. Criteria relating to bare ground, bracken, species richness, and invasive species can reasonably be met.

Individual trees: Urban tree

5.12 Tree planting is included within the Proposed Development across the new landscaping and outside of private curtilages. A moderate condition for the trees located in sustainable locations can reasonably be achieved. Criteria relating to native species, continuous tree canopy, good health, and oversailing vegetation can reasonably be met.

Urban: Developed land; sealed surface

5.13 This habitat is not discussed further as it is of negligible importance and does not require a condition assessment.

Urban: Vegetated garden

5.14 This habitat is not discussed further as it does not require a condition assessment.

Chapter 6: Results and Summary

6.1 Decision making during the development of the proposals has been informed and influenced by the Biodiversity Net Gain: Good Practice Principles for Development guidance[8] to ensure these obligations for achieving BNG have been met. In addition, throughout the construction of the Proposed Development, these principles will be adhered to.

Results

6.2 The headline results demonstrate a net loss of -0.02 habitat units (-0.98%) and +0.30 hedgerow units (+100%) without the Trading Rules met (**Figure 5**). As there are no hedgerows or watercourse units in the baseline, there is no requirement to provide a net gain in these units.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.02
	Hedgerow units	0.03
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.98%
	Hedgerow units	100.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 5: Headline results of The Statutory Biodiversity Metric

Biodiversity Gain Hierarchy

6.3 Application of the Biodiversity Gain Hierarchy is a mandatory material consideration. The Proposed Development implemented the Biodiversity Gain Hierarchy as follows:

- **Avoidance** – The Proposed Development will be located on a previously developed Site.
- **Avoidance** – The Proposed Development has limited the loss of habitat on Site as far as reasonably possible:
  - Retained as trees where reasonably possible and in line with Arboricultural advice
- **Mitigation** – The Proposed Development will protect retained habitats and will minimise impacts on these habitats.
- **Enhancement** – Opportunities for habitat enhancement within the Site have been explored.

- **Creation** – Opportunities for habitat creation within the Site have been explored and realistic opportunities and interventions have been agreed.

- **Offsetting** – Is required and has followed / will follow the biodiversity gain hierarchy in relation to securing Biodiversity Units / Credits.

Summary

6.4 The Proposed Development will meet legislation and policy requirements in relation to Biodiversity Net Gain. The biodiversity gain condition, which applies to the Proposed Development, is capable of being discharged.

6.5 There is no significant on-site gain / enhancement on Site. Therefore, we reason that a draft Habitat Management and Monitoring Plan (HMMP) is not required prior to determination.

6.6 The above Biodiversity Net Gain Assessment is based upon the information available at the time of the assessment. Therefore, this assessment has been based upon illustrative landscape design. A planning condition will be required to ensure that the contents of this assessment are reflected within the Soft Landscape Proposals.

Appendix A: Condition Assessment Tables

UKHabs Classification:		**Grassland**: Modified Grassland
Condition Sheet:		Modified Grassland (low distinctiveness)
Survey Date and Surveyor:		10/02/2026 – Alfie Dickens
Condition Assessment Citeria		
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail
C	Any scrub present accounts for less than 20% of the total grassland area (Some scattered scrub such as bramble may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
F	Cover of bracken is less than 20%.	Pass
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Pass

Condition Assessment Outcome		
Passes 6 or 7 criteria including passing essential criterion A.	Good	**Good**
Passes 4 or 5 criteria including passing essential criterion A.	Moderate	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A).	Poor	

UKHabs Classification:		**Individual trees: Urban trees**						
Condition Sheet:		Individual trees Habitat Type						
Survey Date and Surveyor:		10/02/2026 – Alfie Dickens						
Condition Assessment Citeria		**T1 (Sycamore)**	**T9 (Yew)**	**T10 (Holly)**	**T11 (Holly)**	**T12 (Cedar)**	**T13 (Acer)**	**G16 x1 (Sorbus)**
		DBH: 65cm	**DBH: 71cm**	**DBH: 24cm**	**DBH: 27cm**	**DBH: 8cm**	**DBH: 8cm**	**DBH: 16cm**
		Size: Large	**Size: Large**	**Size: Small**	**Size: Small**	**Size: Small**	**Size: Small**	**Size: Small**
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Pass	Pass	Pass	Fail	Pass	Pass
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).	Pass	Pass	Pass	Pass	Pass	Fail	Fail
C	The tree is mature (or more than 50% within the block are mature).	Pass	Pass	Pass	Pass	Fail	Fail	Fail
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.	Pass	Pass	Fail	Fail	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy, or loose bark.	Fail	Pass	Pass	Pass	Fail	Fail	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass	Pass	Fail	Fail	Pass	Pass
	Criteria Assessment Outcome							
Passes 5 or 6 criteria.	Good	**Moderate**	**Good**	**Good**	**Moderate**	**Poor**	**Poor**	**Moderate**
Passes 3 or 4 criteria.	Moderate							
Passes 2 or fewer criteria.	Poor							

UKHabs Classification:			**Sparsely vegetated land**: Ruderal/ephemeral
Condition Sheet:			Urban
Survey Date and Surveyor:			10/02/2026 – Alfie Dickens
Condition Assessment Citeria			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		Fail
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		Pass
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**		Pass
Condition Assessment Outcome			
Passes all 3 core criteria; **AND** Meets the requirements for Good condition within criterion C.		Good	**Moderate**
Passes 2 of 3 core criteria; **OR** Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate	
Passes 0 or 1 of 3 core criteria.		Poor	

Appendix B: Defra BGP Form

Department for Environment Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

This application is being submitted alongside an initial planning application and not the general biodiversity gain condition. Therefore the report is a draft assessment of the Biodiversity Net Gain outcome and the below form has not been completed. The form will be completed when this report is submitted to discharge the general biodiversity gain condition.

1. Submission details

1.1 Date

For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☐ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes

☐ No

4.6 How will you achieve the target net gain percentage?

☐ On-site

☐ Off-site

☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

☐ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☐ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☐ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☐ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☐ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☐ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☐ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the statutory biodiversity metric user guide.

Very high

High

Medium

Low

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes

☐ No