

**ERECTION OF OUTBUILDING FOR USE ASSOCIATED
WITH KADAMPA MEDITATION CENTRE**
Biodiversity Net Gain Management Plan

**9 Bath Road
Reading
RG1 6HH**

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1. Introduction

This Biodiversity Net Gain (BNG) Management Plan has been prepared to support the full planning application for the erection of a single-storey outbuilding at 9 Bath Road, Reading.

The document should be read alongside the following submitted information:

- Statutory Small Sites Biodiversity Metric (updated)
- Existing Habitat Plan
- Proposed Habitat Plan
- Arboricultural Impact Assessment / Tree Survey

This plan sets out how biodiversity will be retained, enhanced, and managed over a minimum 30-year period in accordance with the Environment Act 2021 and relevant national and local planning policy.

The proposals demonstrate that the development will deliver a measurable BNG in excess of 10%.

2. Site Description and Baseline Habitats

The application site extends to approximately 1,288 sqm and comprises:

- Vegetated garden (amenity grassland)
- Areas of bare ground
- Developed land / sealed surfaces
- Scattered trees and boundary vegetation, including hedgerow features

The site lies within an urban green link corridor and provides a modest level of ecological value, primarily associated with trees and vegetated garden areas.

Baseline Clarification

The baseline has been established in accordance with the Defra SSM and associated guidance.

This includes:

- All existing trees on site, including large and very large specimens
- Hedgerow features identified within the tree survey
- Consideration of previous site conditions where relevant, including any recently removed vegetation, in accordance with the NPPG and Defra Metric User Guide

This ensures that the baseline reflects the true ecological value of the site prior to development.

3. Impact of Development

The development comprises a single-storey outbuilding with a footprint of 53 sqm, resulting in:

- The loss of approximately 53 sqm of vegetated garden (low distinctiveness habitat)
- Replacement of this area with built development (sealed surface)

The loss of vegetated garden has been correctly accounted for within the biodiversity metric as developed land (sealed surface), ensuring an accurate and policy-compliant assessment of habitat loss.

No existing trees or hedgerows will be directly impacted by the proposed development.

Given the limited ecological value of the grassland, the impact is considered minor and can be fully mitigated through on-site habitat enhancement.

4. Biodiversity Net Gain Strategy

The scheme has been designed to deliver BNG through on-site habitat creation and enhancement.

4.1 Species-Rich Wildflower Grassland (26.5 sqm)

To compensate for the loss of existing grassland, an area of 26.5 sqm will be enhanced and managed as species-rich wildflower grassland (moderate condition habitat), comprising:

- A native wildflower seed mix of local provenance
- A diverse range of grasses and wildflowers to support pollinators and invertebrates
- Low nutrient soil conditions to encourage species diversity
- A long-term low-intensity meadow management regime

This represents a clear uplift from baseline amenity grassland to a higher distinctiveness habitat type.

4.2 Native Shrub and Nectar-Rich Planting (26.5 sqm)

In addition to meadow creation, approximately 26.5 sqm of native shrub and nectar-rich planting will be introduced to increase structural diversity and year-round ecological value.

Indicative species include:

- Lavender
- Honeysuckle
- Wild marjoram
- Verbena

This habitat will provide:

- Seasonal nectar and pollen sources
- Shelter and foraging opportunities for invertebrates
- Increased habitat complexity

4.3 Tree Planting

A total of 11 new trees will be planted within the site, all of which will be classified as small trees at planting in accordance with Defra metric guidance.

- Species will be native or appropriate to the local context
- Trees will be positioned to match existing canopy cover and enhance ecological connectivity

Tree planting has been maximised within the constraints of the site to ensure the delivery of BNG:

- Habitat for birds and invertebrates
- Foraging opportunities
- Increased structural diversity
- Climate resilience and urban cooling

4.4 Hedgerow Retention and Enhancement

Existing hedgerow features on site will be:

- Retained and protected during construction
- Enhanced through supplementary native planting where required

This will ensure that hedgerow habitats are maintained and improved, contributing positively to BNG.

5. Construction Phase Protection Measures

To safeguard retained habitats during construction:

- Tree protection measures will be implemented in accordance with BS5837:2012
- Root Protection Areas (RPAs) will be respected
- No storage of materials within protected areas
- Site clearance will be undertaken sensitively to avoid harm to nesting birds (timing restrictions where necessary)

6. 30-Year Management and Maintenance Plan

6.1 Wildflower Grassland and Planting Areas

Years 1-5 (Establishment Phase):

- Watering during prolonged dry periods
- Monitoring of establishment and growth
- Removal of invasive or undesirable species
- Reseeding or replanting where necessary
- Meadow cut once or twice annually, with arisings removed

Years 6-30 (Long-Term Management):

- Annual or biennial meadow cutting
- Continued selective weeding
- Replacement planting as required to maintain diversity
- Light pruning of shrub planting to encourage flowering and longevity

6.2 Tree Management

Years 1-5:

- Watering during establishment
- Checking stakes and ties
- Mulching and weed suppression
- Replacement of failed specimens

Years 6-30:

- Periodic inspections
- Minimal pruning for health and safety only

6.3 Hedgerow Management

- Annual or rotational trimming (not all sections cut each year)
- Encouragement of flowering and fruiting
- Gap planting where required
- Avoidance of cutting during bird nesting season

7. Monitoring and Reporting

The habitats will be monitored periodically to ensure effective establishment and long-term condition.

Where necessary:

- Remedial measures will be implemented
- Failed planting will be replaced
- Management practices will be adapted to ensure ecological objectives are met

All habitats will be managed in accordance with this plan for a minimum period of 30 years.

8. BNG Outcome

The proposed development will deliver biodiversity net gain through:

- Replacement of low-value grassland with species-rich wildflower habitat
- Introduction of native shrub planting to increase habitat diversity
- Planting of 11 new trees
- Retention and enhancement of hedgerow features

When assessed using the updated Small Sites Metric, which has been amended to accurately reflect habitat losses, baseline conditions (including trees and hedgerows), and post-development habitats.

The scheme therefore achieves a biodiversity net gain in excess of 10%.