

Biodiversity Net Gain Assessment

Site Address:

1A New Road, Reading, RG1 5JD

Client:

Hurst Grove Estates Ltd

Assessment Date:

11th February 2026

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposal is described as:

The construction of a new dwelling.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	Jessica Orr BSc (Hons) Graduate Ecologist	11/02/2026
Amended	2.0	Jessica Orr BSc (Hons) Graduate Ecologist	12/02/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a proposed development plan in **Appendix 2**, headline BNG results in **Appendix 3**, and condition assessments in **Appendix 4**.

The survey site is centred on National Grid Reference SU 72725 72209 and has an area of approximately 0.049ha. The site comprises a vegetated garden with scattered trees and ruderals. It is surrounded by residential dwellings within the town of Reading, a series of lakes to the east and southeast, arable fields to the north and the M4 motorway to the south.

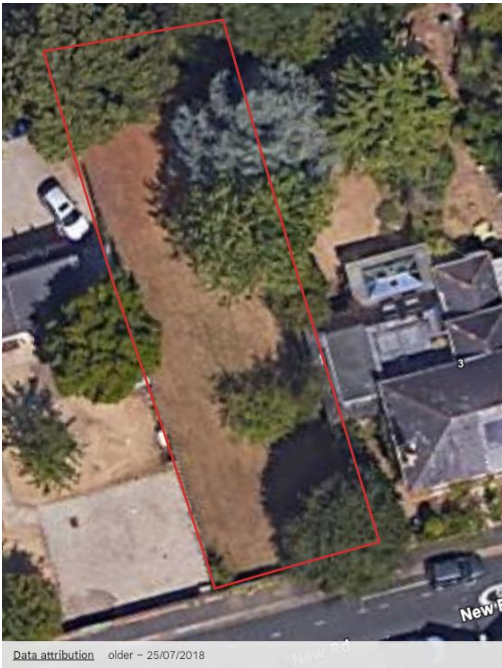
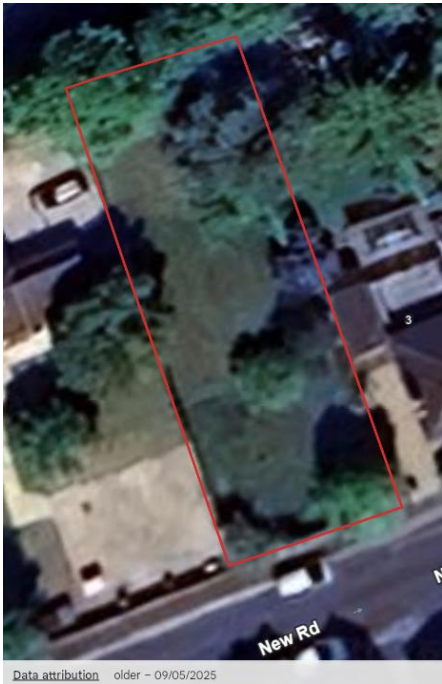
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – 1a New Road, RG1 5JD – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Trace architects, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) – 1a New Road, RG1 5JD – v1 (Arbtech Consulting Ltd., 2023)
- ❖ Baseline Habitat Condition Assessment (BHCA) – 1a New Road, RG1 5JD – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ In order to achieve a 10% biodiversity net gain, a minimum area-based habitat unit score of **0.32** (baseline unit score of 0.29 +10% of this value) will be required.
- ❖ A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
- ❖ Given the residential nature of the site and limited available space for on-site enhancements, it is unlikely that net gain will be achieved within the site's red line boundary.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	29 th January 2026
	The baseline biodiversity value of the site is derived from the site as observed during the BHCA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 25 th July 2018 and 9 th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30 th January 2020.	
		
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.	

BNG Target Uplift	+10%		
National Character Area (NCA)	115 - Thames Valley		
Strategic Significance	Berkshire's Local Nature Recovery Strategy - Berkshire's Local Nature Recovery Strategy RBWM Together		
	Habitat	Baseline / Post-Development	Justification
	Vegetated garden	Baseline	Low – not included within core or opportunity areas
	Urban tree	Baseline	Low – not included within core or opportunity areas
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Vegetated Garden	0.0493	The entirety of the site is comprised of vegetated garden, which contains a modified grass lawn, scattered trees and areas of ruderals.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	0.0163	One urban tree was included within the baseline (T1). The remaining trees are small (DBH < 30cm) and within residential gardens, so are not included within the calculations.	Good: passes 6 of 6 criteria 1 no. of medium (T1)	Low Strategic Significance

Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.29 ❖ Vegetated garden (0.10) ❖ Urban tree of good condition (0.20)	N/A	N/A
	Units Required	0.32	N/A	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results	In order to achieve a 10% biodiversity net gain, a minimum area-based habitat unit score of 0.32 (baseline unit score of 0.29 +10% of this value) will be required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	No habitats created within proposed residential gardens can be included in BNG calculations. This includes any trees, green rooves, hedgerows, or wildflower meadows within residential curtilages, which will instead be measured as vegetated gardens. Given the residential nature of the site and limited available space for on-site enhancements, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required and can be done by: ❖ Creating the required habitats off-site (i.e. outside the red line boundary) N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government. ❖ Purchasing biodiversity units from existing habitat banks N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA. ❖ Purchasing statutory biodiversity credits from the government N.B. metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit. The mechanism for securing this off setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet trading rules of BNG.

Appendix 1: Baseline Habitat Plan



Appendix 2: Proposed Development Plan



Appendix 3: Headline BNG Results

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.29
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-100.00%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
---------------------------------	---------------------------------------

Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.29	0.32	0.32
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 4: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Tree 1 is native.
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	T1 is an individual tree and thus automatically passes this criterion.
C	The tree is mature (or more than 50% within the block are mature).	Y	T1 is mature.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Ivy covering the tree.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria		Good (3)	✓
Passes 3 or 4 of 6 criteria		Moderate (2)	
Passes 0, 1 or 2 of 6 criteria		Poor (1)	