



Biodiversity Net Gain (BNG) Statement for Validation

Form completed by	M. James BSc (Hons) Assistant Ecologist
Date	17/04/2026
This Statement for Validation has been completed based on information regarding the proposed development as provided by the applicant / planning consultant.	

PLANNING SUBMISSION DETAILS	
Applicant	Reading Borough Council
Planning Consultant	Nav Chungh, Gleeds
Development site address	Dee Park, Rannoch St, Reading , Berkshire, RG30 4EP
Type of development	
Application submission date	
BIODIVERSITY NET GAIN CONDITION	
Is the application subject to the BNG condition when permission is granted?	Yes, the applicant believes that planning permission, if granted, would be subject to the mandatory BNG condition.
BNG METRIC	
Biodiversity Metric version completed and submitted	Statutory Biodiversity Metric
Metric completed by competent ecological consultant	Yes
Metric completion date	17/04/2026
Date of ecological survey of site	17/04/2026
Is the biodiversity value of the onsite habitat lower on the date of application when compared with the date of the site survey, because of the carrying out of activities and site degradation?	No
PRE-DEVELOPMENT BASELINE	
Number of onsite <u>Habitat Units</u> recorded in the Biodiversity Metric pre-development baseline	0.17
Number of onsite <u>Hedgerow Units</u> recorded in the Biodiversity Metric pre-development baseline	0
Number of onsite <u>Watercourse Units</u> recorded in the Biodiversity Metric pre-development baseline	0
Does the site include any irreplaceable habitats; if yes, what are they?	No

Does the site include any high distinctiveness habitats as measured by the Biodiversity Metric (with a value equal to or higher than six)?	No
Has a plan, drawn to identified scale with north arrow, detailing existing on site habitat that corresponds to the baseline information in the metric and clearly identifies any irreplaceable habitat been submitted?	Yes
Biodiversity Metric Condition Assessments completed and submitted	Yes
POST-DEVELOPMENT	
Number of onsite <u>Habitat Units</u> recorded in the Biodiversity Metric post-development	0.22
Net change in number of onsite Habitat Units	+ 0.06
Net percentage change in onsite Habitat Units	33.10%
Number of onsite <u>Hedgerow Units</u> recorded in the Biodiversity Metric post-development	0
Net change in number of onsite Hedgerow Units	0
Net percentage change in onsite Hedgerow Units	N/a
Number of onsite <u>Watercourse Units</u> recorded in the Biodiversity Metric post-development	0
Net change in number of onsite Watercourse Units	N/a
Net percentage change in onsite Watercourse Units	N/a
Have the trading rules been satisfied?	Yes
Has a draft Biodiversity Gain Plan been completed?	No
INTENTION TO ACHIEVE BNG	
Is it likely that minimum 10% BNG will be achieved onsite?	Yes.
Will offsite biodiversity units be procured to achieve 10% BNG for the application?	No
Offsite biodiversity unit provider / scheme, if known	N/a
Will statutory credits be procured to achieve 10% BNG for the application?	No

Footnotes:

¹: As per The Town and Country Planning (Development Management Procedure) (England) Order 2015 article 2(1), “householder application” means –

(a) an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, but does not include an application for change of use or an application to change the number of dwellings in a building.

²: As per section 1(A1) of the Self-build and Custom Housebuilding Act 2015, “self-build or custom housebuilding” means the building or completion by –

- (a) Individuals,
- (b) Associations of individuals, or
- (c) Persons working with or for individuals or associations of individuals,

of houses to be occupied as homes by those individuals.