



DJOGS Limited

Biodiversity Net Gain Statement

Planning Reference: PL/26/0266 192 HENLEY ROAD

Our Reference: 2230BNGS

Date: 15th April 2026

Site Address: 192 Henley Road

Caversham

Reading

RG4 5LN

Baseline

The biodiversity baseline for 192 Henley Road has been assessed in accordance with the Statutory Biodiversity Metric v1.04 (England) using the baseline plan and metric. The revised baseline records the current site as 200m² comprising 40m² buildings, 10m² hard surface, 130m² unsealed/unvegetated ground and 20m² modified grassland.

The baseline habitat map confirms that the site has already been cleared and now consists mainly of developed and unvegetated surfaces with a small remaining grassed area. The accompanying condition assessment identifies the modified grassland parcel as species-poor and in poor condition, which has been reflected in the submitted metric.

The desktop review undertaken for the baseline map found no designated wildlife sites within 500m of the site. Deciduous woodland and traditional orchard priority habitats are present within 500m, however the proposed type and scale of development is not expected to result in impacts on those habitats.

Post-development habitats

The post-development proposals comprise 80m² buildings, 55m² hard surface, 65m² vegetated garden and 8m of new hedge planting. The scheme therefore introduces a greater extent of vegetated garden habitat than is currently present on site, together with new boundary planting.

Metric outcome

The revised metric calculates an on-site baseline of 0.004 area habitat units and an on-site post-development value of 0.012545 area habitat units. This equates to a net gain of 0.008545 area habitat units, or 213.6%. The metric records that the relevant trading rules are satisfied.

No off-site habitat units are required to achieve biodiversity net gain for the development. Based on the submitted revised baseline, condition assessment and post-development proposals, the scheme delivers the required biodiversity net gain on site.

References

- DJOGS Ltd (2026). 2230.1 BIA Baseline Habitat Map Henley Road. Drawing no. 2230/1, Planning Issue, dated 15 April 2026.
- DJOGS Ltd (2026). 2230.2 Post-Development Habitat Map Henley Road. Drawing no. 2230/2, Planning Issue, dated 12 April 2026.
- DJOGS Ltd (2026). 2230SM 192 Henley Road The Statutory Metric Macro Enabled 1.0.4 rev1.
- DJOGS Ltd (2026). 2230CA Condition Assessment.
- Department for Environment, Food and Rural Affairs (Defra) (2024). Statutory Biodiversity Metric v1.04 (England).

Kind regards,

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