

NK Musgrave & Associates Ltd

98 Conisboro Avenue
Caversham
Reading

27th April 2026

98 Conisboro Avenue Caversham - BNG Metric Calculations

The site is exempt from the National BNG gain of 10% as it is a self-build.

However, Reading's local plan requires all developments to have a no-loss BNG and any off-sets are encouraged to be archived onsite.

At present the site comprises hardstanding, Area of gravel and vegetated garden.

Baseline:

Habitat unit value of 0.2906

Hedgerow unit value of 0.0950

The proposed works is to build a new dwelling, drive and parking area.

Post-development:

Habitat unit value of 0.2142

Hedgerow unit value of 0.0950

This gives a loss of 0.0764 Habitat Units
And no loss in Hedgerow units.

To archive a no-loss BNG 7 trees are required to be planted on site, as no hedgerow is to be removed the hedgerow loss is zero.

With the planting of 7 trees:

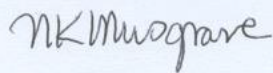
The post-development unit values are now:

Habitat unit value of 0.3013

Hedgerow unit value of 0.0950

This gives a gain of 3.67% Habitat Units
And no loss in Hedgerow units.

Yours sincerely,



N K Musgrave B. Eng. Hons
(Natural England bat licence No. 2025-85424-CL18-BAT)

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