



**Crossman
Ecology**
Ecological Consultants

Dariusz Kusyk
1 Right Plan

By email

2 March 2026

Our ref: R1160.002_BNG

Dear Dariusz

Biodiversity Net Gain Assessment: 20 Culver Lane, Earley

The National Planning Policy Framework (2021) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

Net gain calculation

The habitat survey for this assessment was undertaken in January 2026 by Miguel Canovas CEnv.

This assessment has been completed by Alex Crossman MCIEEM.

Details of the pre-development and post-development conditions are detailed in the tables below.

Unauthorised habitat degradation

Paragraph 6 of the Act clarifies that if any habitat degradation occurred after 15 October 2019 without the necessary planning permission or other consent, the baseline must revert to the pre-degradation condition.

There has not been any unauthorised habitat degradation.

On-site irreplaceable habitat

There are no irreplaceable habitats within the red-line boundary.

Site habitats

Pre-development

The site is a residential dwelling with outbuildings and a small well-maintained garden, composed of managed grassland and young shrubs.

Refer to appendix for site photographs.

Post development

The proposed site will include an extended dwelling and increased area of sealed surfaces. The garden will slightly reduce in size

Table 1: Pre and post-development habitats

Habitat	Area ha (m ²)	Units
On-site habitat baseline		
Developed land; sealed surfaces	0.0637	0.00
Vegetated garden	0.0103	0.02
Total		0.02
On-site habitat creation/retention/enhancement		
Developed land; sealed surfaces	0.0639	0.00
Vegetated garden	0.0101	0.02
Total		0.02

Summary of units gained/lost

Habitat type	Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain
Habitats	0.02	0.02	0.00

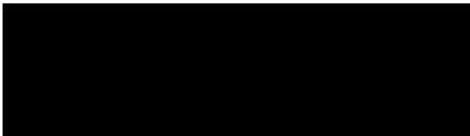
Recommendations

The completed statutory Biodiversity Metric calculation demonstrates no measurable change in habitat units as a result of the proposed development (0.00 units). The development therefore results in biodiversity neutrality, with baseline biodiversity value retained post-development. The negligible nature of change reflects the limited scale of habitat loss and the retention of existing habitats within the site.

Notwithstanding the absence of measurable loss, the statutory biodiversity net gain requirement under the Environment Act 2021 requires a minimum 10% net gain relative to baseline conditions (unless a development is confirmed as exempt). To ensure compliance, a minimum uplift of 0.01 units is suggested.

Purchasing units does not have to happen prior to approval under the current legislation. If the application was to be granted consent, proof of units purchased would need to be provided at the time you are about to discharge the biodiversity gain plan condition. Please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain>.

Yours sincerely



Alex Crossman BSC (Hons) MCIEEM
Managing Director

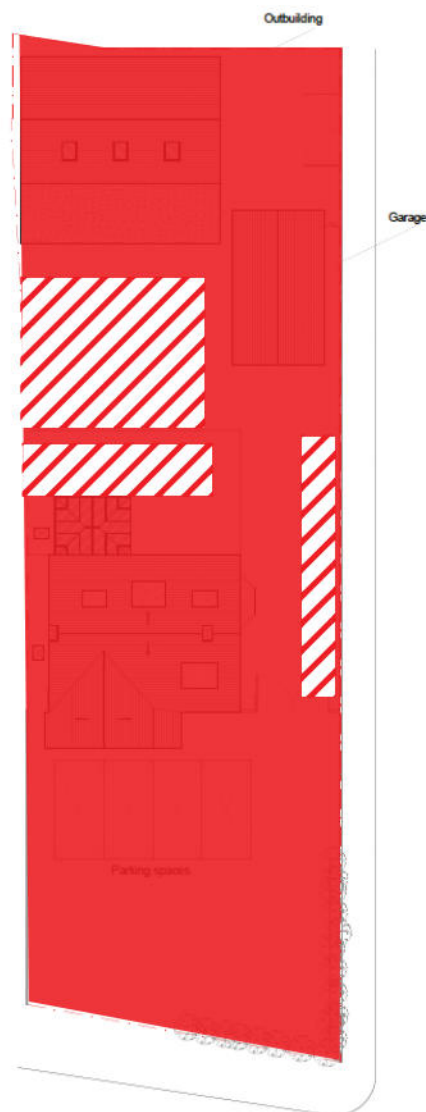
Appendix I – Site Figures



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 Vegetated garden
 Sealed surface



Existing Block Plan



Proposed Block Plan

0 2 20 metres

Client 1 Right Plan
Title Location plan
Site 20 Culver Lane
Figure 1
Date 2 March 2026

Appendix II – Site Photographs



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Photographs 1- 3



Photograph 1:



Photograph 2:



Photograph 3:

Photographs 4 - 6



Photograph 4:



Photograph 5:



Photograph 6: