

210 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1DG

Biodiversity Net Gain Assessment

Ref.: R853_BNG_b Revised following WBC Ecology comments

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Adam Heero to undertake a Biodiversity Net Gain (BNG) Assessment of the land at 210 Hyde End Road in Spencers Wood, Berkshire. The BNG was commissioned to accompany a full planning application to be submitted to Wokingham Borough Council seeking consent for the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding. This report should be read in conjunction with the Proposed Landscape Plan (refer to **Appendix 3**).
- 1.1.2** The baseline habitats for the site comprise: g4 Modified grassland, u1c Artificial unvegetated, unsealed surface; u1e Built linear features; u1b5 Developed land – sealed surface (Buildings); u~828 vegetated garden, u~847 Introduced shrub, h2b non-native and ornamental hedgerow and line of trees. A habitat condition assessment of the grassland and line of trees was conducted, and both were assessed to be in “Poor” condition (**R853_HCA_a**). A condition assessment for all other baseline habitats is not required.
- 1.1.3** The BNG strategy uses the Statutory Biodiversity Metric (DEFRA 2024) to calculate the losses and gains in biodiversity value resulting from the proposed changes on site. The metric illustrates that a 10% biodiversity net gain can be achieved through the proposed on-site habitat retention and creation contained in **Tables 1 & 2** and illustrated in **Appendices 1 & 2**. The ‘*Headline Results*’ section taken from the metric spreadsheet shows a total net gain of 53.84% change in habitat units and 23.47% in hedgerow units for the proposed extensions and landscaping.

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Adam Heero to undertake a Biodiversity Net Gain (BNG) Assessment of the land at 210 Hyde End Road in Spencers Wood, Berkshire. The BNG was commissioned to accompany a full planning application to be submitted to Wokingham Borough Council seeking consent the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding.

2.2 Site Location and Context

- 2.2.1** The property is a residential home situated on northern side of Hyde End Road (B3349) in Spencers Wood near Reading, Berkshire (OS grid reference SU 72346 66585).
- 2.2.2** The property is in a suburban setting. The neighbouring residential properties have private gardens comprising lawns, shrubs and trees. Since the previous survey, a new residential development has replaced pastoral farmland to the north of the property. The wider landscape includes mixed farmland and the River Loddon, which is approximately 750 metres to the southeast of the property.
- 2.2.3** The farmland and riparian habitats in the surrounding landscape offer moderate to high suitability commuting and foraging opportunities to bats roost locally.

2.3 Objectives

- 2.3.1** The aim of this BNG Assessment is to demonstrate that a minimum of 10% on-site net gain in biodiversity can be achieved as part of the proposed development. The key objectives are to:
- detail the approach taken for the BNG calculation (i.e. the Statutory Biodiversity Metric);
 - describe and map the baseline habitats and important ecological features on site;
 - describe and map the proposed habitats based on post-development design;
 - complete the biodiversity metric tool with supporting condition assessment sheets; and
 - outline the implementation of the design concepts and the long-term

management to deliver BNG.

- 2.3.2** This BNG Assessment report should be read in conjunction with the completed Statutory Biodiversity Metric calculation tool and habitat condition assessment documents.

3 POLICY BACKGROUND

3.1 National Planning Policy

3.1.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England.

3.1.2 The National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach LPAs should adopt to conserve and enhance the natural environment when determining planning applications. The selection of excerpts taken from Section 15 refer to Biodiversity Net Gain (BNG) as follows:

'Paragraph 187. Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures [...]

Paragraph 192. To protect and enhance biodiversity and geodiversity, plans should: [...] b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity [...]

Paragraph 193. When determining planning applications, local planning authorities should apply the following principles: [...] d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate [...]

3.1.3 In England, BNG became mandatory for major development from the 12th February 2024 and for minor development (small sites) from the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). In practice, planning permission in England is now subject to a condition to secure a minimum 10% net gain for biodiversity, unless the development is a type that is exempt from mandatory BNG requirements.

3.2 Local Planning Policy

- 3.2.1 Bracknell Forest Council currently has in place the Bracknell Forest Local Plan document (BFLP) which was adopted in March 2024. The plan sets out the following policy for ensuring Biodiversity Net Gain (BNG) is delivered across the borough. 'Development should incorporate biodiversity improvements and secure at least a 10% measurable net gain for biodiversity. For the purposes of BNG, a biodiversity gain plan should be submitted as part of a planning application. The standard method for calculating biodiversity losses and gains and identifying the level of mitigation and compensation required is the Statutory Biodiversity Metric'.

Policy LP53 Biodiversity

1. Development in the Borough will be expected to achieve a minimum 10% net gain for biodiversity.

2. Development proposals will be expected to:

i. provide suitable ecological survey information and assessment to establish biodiversity net gains and the extent of any potential impact on ecological features. These may include ancient woodland, veteran trees, waterbodies, wildlife corridors (including river corridors), protected species, priority species or priority habitat that may be affected during and after development. This information shall be provided prior to the determination of an application;

ii. retain, protect, enhance and buffer ecological features and provide for their appropriate management;

iii. where possible, create new ecological features and incorporate provisions to maximise opportunities for biodiversity; and

iv. avoid fragmentation of habitats and create coherent ecological networks within the Borough such as improvements to Biodiversity Opportunity Areas and Nature Recovery Networks.

3. Where adverse impacts of development on biodiversity are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of: i. avoidance; ii. mitigation; and, iii. compensation.

4. Where the requirements of this hierarchy cannot be met, development will be refused.

5. Where biodiversity has been removed or degraded (including through neglect), the Council will take the pre-development biodiversity value as what it is likely to have been had the removal or degradation not occurred.

6. The Council will secure effective avoidance, mitigation, monitoring and compensation measures which will be maintained for at least 30 years after the development has been completed through the imposition of planning conditions, conservation covenants or planning obligations as appropriate, including monitoring of the effectiveness of these measures.

When considering a site for development, those involved should take account of any biodiversity resources on the site and design the development in a way that enhances them or at least avoids, or minimises, any negative impacts on them. Enhancements to the biodiversity value of a site, such as creating new habitats, should be incorporated into the design. The type or scale of development is not necessarily relevant to the biodiversity value. For example, a small site may have a very high biodiversity value. The level of work needs to be proportionate to the biodiversity value of the site. Creative solutions are possible on all sites, including small sites within urban areas.

Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where necessary, a management plan outlining mitigation measures will be required to sensitively manage any issues affecting biodiversity resources arising as a result of the development.

To manage potential adverse effects of development on biodiversity, the mitigation hierarchy should be used as a sequential approach, completing each step before moving to the next with compensation being the last resort. In the first instance, development should try to avoid adversely affecting existing habitats by using alternative sites or layout designs. Where avoidance is not possible, and the need for, and benefit derived from development outweighs the harm to the nature conservation value of the site, habitat or species, the impact upon wildlife sites, habitat or species should be adequately mitigated.

Development should incorporate biodiversity improvements and secure at least a 10% measurable net gain for biodiversity. For the purposes of BNG, a biodiversity gain plan should be submitted as part of a planning application.

4 METHODOLOGY

4.1 Baseline Information

Desk Study

- 4.1.1** A desktop study was conducted by Jake Morgan (a qualifying member of CIEEM). The study utilised online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.
- 4.1.2** The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European Protected Species (EPS) licence applications. Furthermore, open access geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.
- 4.1.3** Google Earth satellite imagery was consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features.

UK Habitat Classification Survey

- 4.1.4** A site walkover was undertaken on 3rd February 2026 by John Wenman MCIEEM and Jake Morgan (a qualifying member of CIEEM). The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species. Habitat condition assessments were carried out in accordance with the Statutory Biodiversity Metric (February 2024).

Biodiversity Net Gain Approach

- 4.1.5** This Biodiversity Net Gain (BNG) Assessment uses the Statutory Biodiversity Metric (February 2024; updated July 2025) to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The biodiversity metric tool has

been used to guide the proposed site layout and landscaping in order to deliver a minimum 10% net gain for biodiversity.

- 4.1.6** The biodiversity metric rules must be followed for a valid biodiversity net gain and are as follows:

Rule 1: *The trading rules of this biodiversity metric must be followed.*

Rule 2: *Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.*

Rule 3: *To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.*

The tools remove the need for a user to manually calculate the change in biodiversity value.

The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

Rule 4: *In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.*

- 4.1.7** The biodiversity metric principles inform the use of the biodiversity metric tool and are as follows:

Principle 1: *The metric assessment should be completed by a competent person.*

Principle 2: *The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*

Principle 3: *This biodiversity metric should be used in accordance with established good practice guidance and professional codes.*

Principle 4: *This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*

Principle 5: *Biodiversity units are a proxy for biodiversity and should be treated as relative values.*

Principle 6: *This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*

Principle 7: *Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*

Principle 8: *Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*

Principle 9: *This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*

- *maintain habitat extent - supporting more, bigger, better and more joined up ecological networks*
- *ensure that proposed or retained habitat parcels are of sufficient size for ecological function'*

5 BASELINE INFORMATION

5.1 Background Survey Information

5.1.1 The desk study revealed that the 0.21ha site is not statutorily designated for its wildlife interest. The site falls within the Impact Risk Zone (IRZ) for the Stanford End Mill and River Loddon Site of Special Scientific Interest (SSSI) but the proposals do not fall into any categories that require consultation with Natural England.

5.1.2 The site comprises a care home and its associated grounds. The front of the building includes a gravel driveway and the rear includes a garden with frequently mown grassland, shrub beds, sheds and patios. The site had no habitats characteristic of habitats of principal importance for conservation (as defined under Section 41 of the NERC Act 2006) but offers habitats of ecological value at site level for nesting birds, and potentially invertebrates and small mammals.

5.1.3 The updated PRA (R853_UpdPRA_a) identified a small number of potential roost features suitable for use by crevice-dwelling bats and labelled the building to be of low potential suitability for bats. A small number of features were to be impacted by the proposed front extension, however, close inspection with an endoscope and high-powered torch confirmed these features to be of low potential with no signs of historic or recent use by roosting bats.

5.1.4 Recommendations for protected/notable species include precautions for bats during work to the front elevation of the building.

5.2 Degradation Statement

5.2.1 Historic imagery shows that a line of conifer trees and ornamental planting was previously removed along the front wall of the existing car park between 2019 and 2021 (**Photographs 1 & 2**). As the removal of this hedgerow and

vegetation was not permitted by the LPA, it has been included in the baseline habitats.



Photograph 1. Previously existing ornamental hedgerow and shrubs in 2019.



Photograph 2. Ornamental hedgerow and shrubs replaced by a wall.

5.2.2 A large tree stump was situated in the rear garden (**Photograph 3**). As satellite imagery confirms that this tree was removed between 2014 and 2017, it has not been included in the baseline habitat metric. Furthermore, evidence of four felled trees was observed within the introduced shrubs along the western boundary of the application site with an image provided by the client confirming that these were Leylandii (*Cupressocyparis leylandii*) (**Photographs 4 & 5**). The Statutory Biodiversity Metric User Guide provided by DEFRA states “*Trees within overgrown non-native and ornamental hedges (for example, leylandii) should not be classified as individual trees, or as lines of trees. Record these as non-native ornamental hedges within the hedgerow module.*” (DEFRA 2025). As such, these four felled trees have been mapped as an ornamental hedgerow.



Photograph 3. Tree stump of a tree felled between 2014 and 2017.



Photograph 4. Tree stumps along the western fenced boundary.



Photograph 5. Previously existing Leylandii ornamental hedgerow.

5.3 Baseline Habitats

5.3.1 The baseline habitats are shown in **Photos 1 – 7** and have been input into the Statutory Biodiversity Metric – see **Table 1** below. A plan of the baseline habitats for the Biodiversity Metric calculation is presented in **Appendix 1** and condition assessment sheets are detailed in the accompanying Habitat Condition Assessment document (**R853_HCA_a**).

Table 1. Baseline site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Distinctiveness	Strategic Significance	Area (ha)
Modified grassland (g4)	Poor	Low	Low	0.0637
Artificial unvegetated, unsealed surface (u1c)	N/A	Very low	Low	0.0765
Built linear features (u1e)	N/A	Very low	Low	0.0181
Developed land; sealed surface (u1b)	N/A	Low	Low	0.0441
Introduced shrub	N/A	Low	Low	0.0047
Vegetated garden	N/A	Low	Low	0.0051
Total area (excluding urban trees)				0.212

Habitat Type (UKHab code)	Condition	Distinctiveness	Strategic Significance	Length (m)
Non-native and ornamental hedgerow	Poor	Very low	Low	23
Line of trees	Poor	Low	Low	31
Total length				7

Modified grassland (g4)

- 5.3.2** The rear garden comprised a frequently mown grassland with species present including perennial rye grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), cocksfoot (*Dactylis glomerata*), fescue (*Festuca* sp.), common bent (*Agrostis capillaris*), field woodrush (*Luzula campestris*), yarrow (*Achillea millefolium*), red dead nettle (*Lamium purpureum*), speedwell (*Veronica* sp.), creeping buttercup (*Ranunculus repens*), ribwort plantain (*Plantago lanceolata*), wavy bittercress (*Cardamine flexuosa*), doves foot cranesbill (*Geranium molle*), prickly sow thistle (*Sonchus asper*) and common mouse ear (*Cerastium fontanum*) (**Photograph 6**). A habitat condition assessment of the grassland was conducted, and assessed to be in “Poor” condition (**R853_HCA_a**).



Photograph 6. Frequently mown modified grassland.

Artificial unvegetated, unsealed surface (u1c), Built linear features (u1e), Developed land; sealed surface (u1b) and u~828 Vegetated garden

- 5.3.3** The building was of rendered brick cavity wall construction with a hipped, tiled roof. A small two-storey flat-roofed extension clad in hanging tiles was present to the southeast, and large single storey extensions were present to the north and west (**Photographs 7 & 8**). A gravel driveway was situated across the front elevation, and patios, pathways and sheds were situated

throughout the rear garden (**Photographs 9 & 10**). A previously existing section of ornamental planting mapped as vegetated garden was situated along the southern boundary of the car park and has since been replaced by a wall (**Photograph 2**). A condition assessment is not required for these habitats.



Photograph 7. Front of the care home, viewed from south (u1b).



Photograph 8. Rear of the care home, viewed from north (u1b, u1e, g4).



Photograph 9. Front gravel driveway (u1c).



Photograph 10. Patio, pathway and shed within the rear garden (u1e, u1b, g4).

Introduced Shrubs

- 5.3.4** Planted shrub beds were present along the west and east boundaries of the rear garden with species present including cherry laurel (*Prunus laurocerasus*), azalea (*Rhododendron mollis*), greater periwinkle (*Vinca major*), green alkanet (*Pentaglottis sempervirens*) and *Euphorbia* sp. (**Photographs 11 & 12**). A condition assessment is not required for this habitat.



Photograph 11. Introduced shrubs along the west boundary of the rear garden.



Photograph 12. Introduced shrubs along the east boundary of the rear garden.

Non-native and ornamental hedgerow (h2b)

- 5.3.5** Four previously existing leylandii (*Cupressocyparis leylandii*) trees, that have since been felled, were situated along the western boundary of the rear garden (**Photographs 4 & 5**) As per guidance provided by DEFRA, these have been mapped as an ornamental hedgerow. Furthermore, a previously existing ornamental hedgerow was situated along the southern boundary of the car park but has since been replaced by a wall (**Photograph 1**). A condition assessment is not required for this habitat.

5.3.6

Line of trees

- 5.3.7** A line of beech (*Fagus sylvatica*) trees is situated along the southern boundary of the application site along Hyde End Road (**Photograph 13**). A condition assessment of the tree line was conducted, and assessed to be in "Poor" condition (**R853_HCA_b**).



Photograph 13. Line of trees along Hyde End Road.

6 PROPOSED DESIGN

6.1 Overview

- 6.1.1 The proposed site layout and soft landscaping proposals have been guided by this BNG strategy (refer to Proposed Landscape Plan in **Appendix 3**).

6.2 Proposed Habitats

- 6.2.1 The proposed habitats on site will be delivered through a combination of retention and creation – see **Table 2** below. A plan of the proposed habitats for the statutory Biodiversity Metric calculation is presented in **Appendix 2**.

Table 2. Proposed site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Delivery	Condition	Distinctiveness	Area (ha)
Modified grassland (g4)	Retention	Poor	Low	0.0471
Artificial unvegetated, unsealed surface (u1c)	Retention	N/A	Very low	0.0726
Built linear features (u1e)	Retention	N/A	Very low	0.0064
Developed land; sealed surface (u1b)	Retention	N/A	Very low	0.0418
Introduced shrubs	Retention	N/A	Low	0.0027
Area retained (excluding individual trees)				0.1706
Habitat Type (UKHab code)	Delivery	Condition	Distinctiveness	Area (ha)
Modified grassland (g4)	Creation	Poor	Low	0.006
Artificial unvegetated, unsealed surface (u1c)	Creation	N/A	Very low	0.0051
Built linear features (u1e)	Creation	N/A	Very Low	0.0019
Developed land; sealed surface (u1b)	Creation	N/A	Very Low	0.0281
Introduced shrub	Creation	N/A	Low	0.0005
Urban trees	Creation	Poor	Medium	0.0407
Area created (excluding individual trees)				0.0416
Habitat Type (UKHab Code)	Delivery	Condition	Distinctiveness	Length (M)

Non-native and ornamental hedgerow	Creation	Poor		Low	13
Length retained					13 (+6)
Habitat Type (UKHab Code)	Delivery	Previous condition	Targeted condition	Distinctiveness	Length (M)
Line of trees	Enhancement	Poor	Moderate	Low	31
Length enhanced					31

Developed land; sealed surface (u1b), Built linear features (u1e) and Artificial unvegetated, unsealed surface (u1c)

- 6.2.2** The proposals include the erection of a two storey front extension, a single storey side extension, a part single and part two-storey rear extension, and a single storey extension to the existing outbuilding with associated patios and landscaping. The front gravel driveway is to mostly be retained other than a small section that is to be replaced by the front extension. In addition, whilst the pathway, northeast shed and gazebo are to be retained, the two northwest sheds and eastern shed are to be demolished and replaced by a single store room. The previously existing vegetated garden and ornamental hedgerow along the southern boundary of the car park has since been replaced by artificial unvegetated, unsealed surface between 2019 and 2021.

Modified grassland (g4)

- 6.2.3** The proposals include a rear extension to the existing building with associated landscaping, resulting in the loss of 166 m² of grassland in poor condition. However, a shed situated on the eastern application site boundary as well as areas of existing patio and introduced shrub are to be replaced by grassland habitat, projected to achieve “poor” condition.

Introduced shrub

- 6.2.4** Whilst the eastern strip of introduced shrubs is to be retained, a small section along the western boundary is to be lost to allow for grassland planting and

access around the side of the building. Planted beds are to be created within the centre of the rear garden.

Urban trees

- 6.2.5** A total of ten urban trees including rowan (*Sorbus aucuparia*) are to be planted along the northern and western boundaries of the application site, projected to achieve “poor” condition in 10 years.

Non-native and ornamental hedgerow

- 6.2.6** The strip of ornamental hedgerow (*Cupressocyparis leylandii*) is to be replaced by the replanting of four individual rowan (*Sorbus aucuparia*) trees. In addition, a 13m length of ornamental hedgerow is to be created along the western boundary of the application site.

Line of trees

- 6.2.7** The line of trees along the southern boundary of the application site, parallel to Hyde End Road, is currently in poor condition due to a number of gaps within its canopy. As such, this tree line is to be enhanced through the planting of further beech (*Fagus sylvatica*) trees to fill the current gaps, achieving a “Moderate” condition within 20 years.

7 BIODIVERSITY NET GAIN METRIC

7.1 Net Gain Calculation

7.1.1 This BNG assessment document should be read in conjunction with the completed Biodiversity Metric calculation tool spreadsheet (R853_BNG_b).

7.1.2 The metric illustrates that a 10% biodiversity net gain can be achieved through the current on-site habitat retention and creation contained in **Tables 1 & 2** and illustrated in **Appendices 1 & 2**. The 'Headline Results' section taken from the metric spreadsheet shows a total net gain of 53.84% change in habitat units and 23.47% in hedgerow units for the proposed extensions and landscaping (see below).

210 Hyde End Road, Spencers Wood

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Area habitat units	0.15	
	Hedgerow units	0.09	
	Watercourse units	0.00	
On-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	0.23	
	Hedgerow units	0.10	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.08	53.84%
	Hedgerow units	0.02	23.47%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.08	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.08	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	53.84%	
	Hedgerow units	23.47%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.15	0.16	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.09	0.09	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

7.2 Project Implementation

- 7.2.1** It is Government guidance that BNG provision involving significant on-site enhancements must be legally secured for a minimum of a minimum 30-year period, and subject to a Habitat Management and Monitoring Plan (HMMP). Although the proposed tree planting represents medium distinctiveness habitat, due to the small number of biodiversity units created this approach is considered disproportionate.
- 7.2.2** The on-site enhancements – i.e. creation of modified grassland, ornamental hedgerow, introduced shrub and small urban trees – take between 1 to 10 years to target poor condition. Therefore, it is considered likely that the management and monitoring of the proposed habitat enhancement can be sufficiently detailed in this document and secured by an appropriately worded planning condition.

7.3 Habitat Management

- 7.3.1** The 10 newly planted scattered trees and trees used to gap the southern tree line would require minimal management and maintenance beyond the initial planting and care. Each tree should be mulched to suppress competition from weeds using locally sourced wood chips (the use of compost or plastic mulch should be avoided). The trees should be given an initial soak with water and should only be watered again in a period of drought if necessary.
- 7.3.2** Stakes and ties will be used to support the newly planted trees and will be inspected monthly and adjusted/replaced as necessary; the use of plastic spirals and tree guards will be avoided. The trees will be firmed in after strong winds or heavy frosts as necessary. Tree health will be assessed monthly in the first year and replacement trees planted if any fail.

8 REFERENCES

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

DEFRA (2025). *The Statutory Biodiversity Metric User Guide*.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).

APPENDIX 1 – BASELINE HABITAT PLAN



APPENDIX 2 – PROPOSED HABITAT PLAN



APPENDIX 3 – PROPOSED SITE PLAN



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DEMENTIA SENSORY GARDEN LANDSCAPING PLAN AND DESIGN SAMPLE PHOTOS

Landscaping Plan

