

Biodiversity Net Gain Assessment

Survey site:

58 Finchampstead Road, Wokingham, RG40 2NS

Client:

Blueking Holdings Limited

Assessment date:

17th June 2024

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

- The demolition of the current buildings on site and the construction of four residential dwellings [unsubmitted]

Background

Arbtech Consulting Ltd (hereafter referred to as “Arbtech”) was instructed by Blueking Holdings Ltd to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Wokingham Borough Council (described on title page).

Purpose of Assessment

The National Planning Policy Framework (NPPF) makes it clear (para 180) that “Planning policies and decisions should contribute to and enhance the natural and local environment by; 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 185 requires the promotion of “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”.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the statutory DEFRA Metric. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

Therefore, the purpose of this assessment is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the Statutory DEFRA Biodiversity Metric.

Assessor and Date of Assessment

This survey report was carried out by Nicole Gullan BSc (Hons) MRSB TechArborA, Senior Ecological and Arboricultural Consultant at Arbtech in June 2024. A previous Baseline Habitat Condition Assessment (BHCA) survey conducted by Arbtech is used as the ecological baseline (Arbtech Consulting Ltd, June 2024).

Limitations

To date, Arbtech has only been instructed to carry out a pre-development assessment and report the baseline habitat value of the site; a post-development assessment will also be required in order to show what percentage net gain or loss the development will achieve.

Summary Findings

The results of the assessment are included in the BNG Metric:

Statutory BNG Metric – 58 Finchampstead Road, RG40 2NS – v1 – 18-06-24

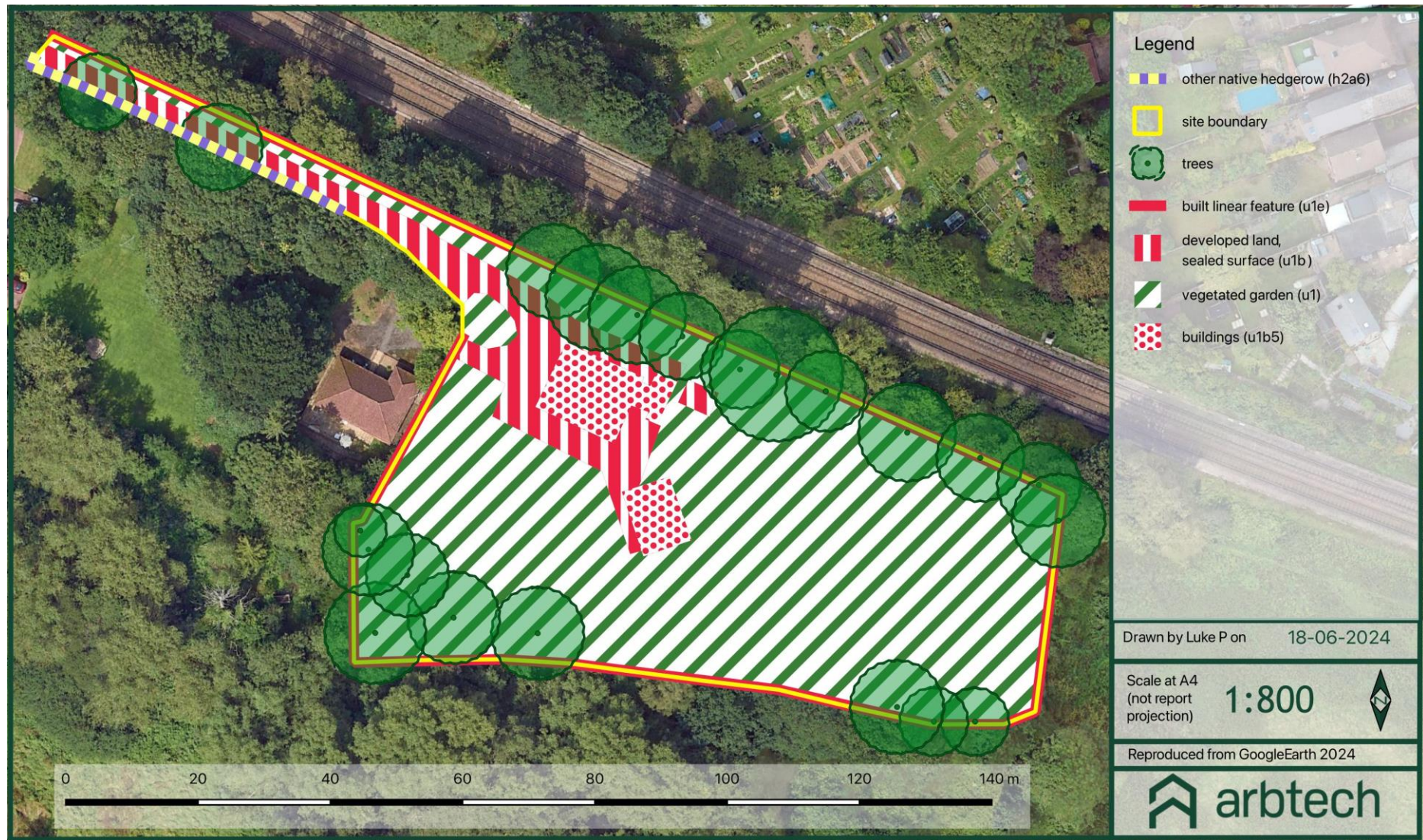
The baseline habitat value of the site is 5.62

The baseline hedgerow value of the site is 0.11 units.

Discussion

A post-development assessment will also be required in order to show what percentage net gain or loss the development will achieve.

Appendix 1: Survey map



Appendix 2: Location map

Appendix 3: Proposed site plan





Limitations and Copyright

Biodiversity Net Gain Assessment

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Version control			
Status	Issue	Name	Date
Draft	0.1	Nicole Gullan BSc (Hons) MRSB TechArborA Senior Ecological and Arboricultural Consultant	18-06-2024
Final	1.0	Nicole Gullan BSc (Hons) MRSB TechArborA Senior Ecological and Arboricultural Consultant	XX-06-2024