



# Planning

## Biodiversity Net Gain Statement

**Location:** Land West of Blagrove Lane, Wokingham, Berkshire. RG41 4EW

**Applicant:** Mr. M Maughan

**Date:** 22/12/2025

### 1. Site Overview

The proposed development site covers approximately 9621 m<sup>2</sup> and is classified as crop land modified grassland, hard standing and native hedgerows. The proposal includes:

- 5500m<sup>2</sup> of hard standing (homes and access),
- 4121m<sup>2</sup> of modified grassland,
- 727m of native hedgerow,
- 92 native trees.

## 2. Baseline Habitat Assessment



Retrospective Baseline Habitat, features cross referenced with GIS and imported into CAD.

Baseline habitats consist of:

- g4 - Modified Grassland - 7632m<sup>2</sup>
- h2a - Native Hedgerow - 419m
- u1c - Hard Standing - 1989m<sup>2</sup>

A search was also performed to ascertain the ecological history of the site, the site has historically been a traveller site with paddock to the west. There has been some degradation towards the north of the site with the inclusion of a hard standing track.

As such the baseline date is set to a date before these activities were carried out, using satellite photos the latest clean images are from August 2023.



Hard standing track to the north.

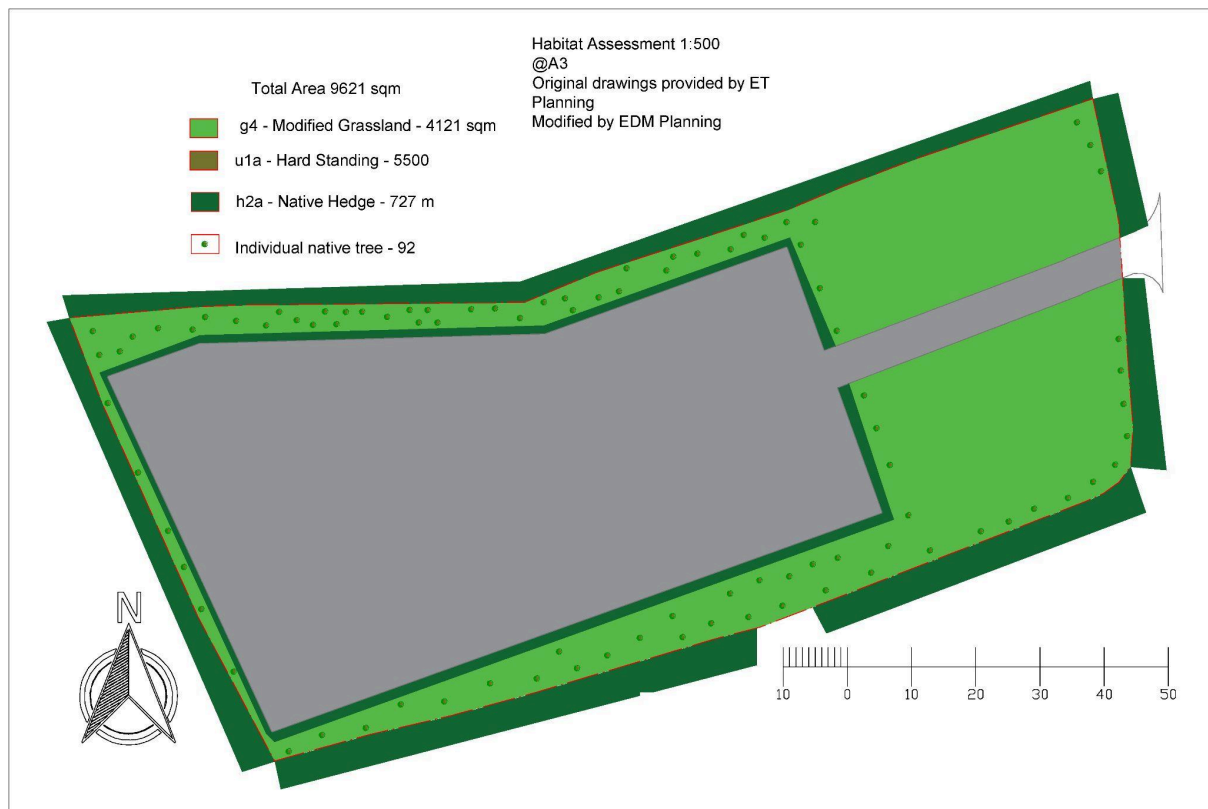


Ruderals/Bare ground with track in the distance



Most recent satellite photos from August 2023

### 3. Post-Development Habitat Summary



#### Post Development Habitats.

| Habitat Element                            | Legend                                                                              | Ukhab code | Area/Length        | Notes                                                                       |
|--------------------------------------------|-------------------------------------------------------------------------------------|------------|--------------------|-----------------------------------------------------------------------------|
| sealed surface and permeable hard standing |  | u1b/a      | 5500m <sup>2</sup> | 0 Habitat units                                                             |
| Modified Grassland                         |  | g4         | 4121m <sup>2</sup> | Retained and improved to <i>good</i> condition                              |
| Native Hedgerow                            |  | h2a        | 727m               | New hedge created in <i>Moderate</i> condition..Mix (≥80% native): hawthorn |

|                        |                                                                                   |  |    |                                                                                                                                                                                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------|--|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                                                                   |  |    | 40%, blackthorn 20%,<br>field maple 15%,<br>hazel 15%, dog-rose<br>10%.                                                                                                                                                                                                       |
| Individual Native Tree |  |  | 92 | 92 new<br>trees-Suggested<br>species: rowan<br><i>Sorbus aucuparia</i> ,<br>field maple <i>Acer</i><br><i>campestre</i> , crab apple<br><i>Malus sylvestris</i> , silver<br>birch <i>Betula pendula</i> ,<br>small-leaved lime <i>Tilia</i><br><i>cordata</i> . Native trees. |

## 4. Biodiversity Units Summary

|                                            |                    |                                                            |         |
|--------------------------------------------|--------------------|------------------------------------------------------------|---------|
| Site Name                                  |                    | Blagrove Lane                                              |         |
| Sheet Name                                 |                    | Headline Results                                           |         |
| Headline Results                           |                    |                                                            |         |
| Headline                                   |                    | BNG Targets Met ✓                                          |         |
| Trading Rules                              |                    | Trading Rules Satisfied ✓                                  |         |
| Next steps                                 |                    | Check for input errors/rule breaks present in the metric ⚠ |         |
|                                            |                    |                                                            |         |
| Baseline Units                             | Area habitat units | 3.0528                                                     |         |
|                                            | Hedgerow units     | 1.6760                                                     |         |
|                                            | Watercourse units  | Zero Units Baseline                                        |         |
|                                            |                    |                                                            |         |
| Post-development Units                     | Area habitat units | 3.3702                                                     |         |
|                                            | Hedgerow units     | 2.7070                                                     |         |
|                                            | Watercourse units  | 0.0000                                                     |         |
|                                            |                    |                                                            |         |
| Total net unit change                      | Area habitat units | 0.3174                                                     | ✓       |
|                                            | Hedgerow units     | 1.0310                                                     | ✓       |
|                                            | Watercourse units  | 0.0000                                                     | #VALUE! |
|                                            |                    |                                                            |         |
| Total net % change                         | Area habitat units | 10.40%                                                     | ✓       |
|                                            | Hedgerow units     | 61.51%                                                     | ✓       |
|                                            | Watercourse units  | % target not appropriate                                   |         |
|                                            |                    |                                                            |         |
| Area habitat units required to meet target |                    | 0.0000                                                     |         |
| Hedgerow units required to meet target     |                    | 0.0000                                                     |         |
| Watercourse units required to meet target  |                    | 0.0000                                                     |         |

The proposal is deemed to have an area habitat unit baseline of **3.0538** units.  
A Linear habitat unit baseline of **1.676** units.

And post development area units of **3.37**units.  
With post development linear habitat units of **2.7** units.

## **5. Conclusion**

Using the statutory Small Sites Metric, the proposal has a net change of 10.4% for area based units and 61.5% for hedgerows (linear based units).

No off-site units or credits are required.

The baseline date is set to the 1st of August 2023 with evidence of degradation provided.