

Project: 1005796-04

Planning Ref: 201002

Date: 03 October 2024

Land West of Kingfisher Grove, Three Mile Cross

Updated Biodiversity Net Gain Assessment to reflect Reserved Matters Proposals

1 Introduction and Background

- 1.1 Aspect Ecology is acting on behalf of Sovereign Network Group in respect of ecological matters at land west of Kingfisher Grove, Three Mile Cross, centred at grid reference SU 709 672 (see Plan 5796/ECO1), hereafter referred to as 'the site'.
- 1.2 The site is the subject of Outline planning permission, granted at appeal on 31 January 2023 (Appeal ref: APP/X0360/W/22/3304042, Application ref: 201002), for the proposed erection of 49 affordable dwellings with new publicly accessible open space and access. The outline planning application was informed by ecological information, including a Biodiversity Net Gain Assessment using the Biodiversity Metric 3.1 tool, as set out within the submitted Update Habitat Survey and Biodiversity Net Gain Assessment document (Aspect Ecology Ref: 5796 BNG TN vf, dated 13 October 2022).
- 1.3 Subsequently, reserved matters information has been prepared in relation to the permitted scheme, including detailed design and landscaping plans, for which reserved matters permission is sought from Wokingham Borough Council. Accordingly, in order to inform the reserved matters application and reflect the detailed scheme details, an updated BNG assessment has been undertaken in relation to the detailed landscaping proposals.
- 1.4 The purpose of this report is therefore to set out the results of the updated BNG Assessment, which should be read in conjunction with the previously submitted information.

2 Updated BNG Assessment - Methodology

- 2.1 As set out above (including as noted within the relevant planning condition wording) the previous BNG Assessment was undertaken within the Biodiversity Metric 3.1 calculator. Accordingly, in order to ensure consistency with the previous (permitted) information, the current updated assessment has similarly been completed within the Biodiversity Metric 3.1 calculator and associated user guide.
- 2.2 The pre-existing site habitat baseline (prior to any works progressing) necessarily remains as previously recorded/agreed under the outline planning permission and accordingly is unchanged from the previously reported (permitted) position.
- 2.3 The post-development habitat creation and enhancement based on the proposed detailed landscape proposals (David Jarvis Associated Landscape Masterplan [Ref: 3249-5-2- DR-5000 vP4, dated 15/07/2024] and associated Planting Proposals [Ref: 3249-5-2- DR-5001 vP3, dated 12/07.2024] – as appended).

3 Baseline BNG Value

- 3.1 As set out within the previously submitted (permitted) information, the baseline ecological value (in terms of BNG Habitat Units) was calculated to be 12.92 units. A number of hedgerows are present at the site, with the baseline value in relation to Hedgerow Units identified as 15.55 units. Finally, a small number of ditches were previously recorded (albeit review of current guidance indicates these are unlikely to qualify under the most recent definitions applied to watercourse units due to their small size and failure to hold water for more than 4 months of the year), such that an existing value of 2.93 River Units was assigned.
- 3.2 The locations and extents of pre-development habitats are shown at Plan 5796-04/BNG1.

4 Proposed/Permitted Habitats

Assumptions

- 4.1 In line with the previously submitted information, when inputting the post-development habitat areas and condition to the Statutory Biodiversity Metric, the following assumptions have been made:
- Retained, enhanced and newly created habitat under the proposals will be managed appropriately (in line with the management measures set out within the submitted Ecological Mitigation, Enhancement and Management Plan document) to reach the assigned target condition.

Strategic Significance

- 4.2 In line with the previously permitted (outline) information, no strategic significance has been applied to any of the post-development habitats within the site.

Habitat Type and Condition

- 4.3 Post-development habitat creation has been updated to reflect the current landscape scheme information (David Jarvis Associated Landscape Masterplan [Ref: 3249-5-2- DR-5000 vP4, dated 15/07/2024] and associated Planting Proposals [Ref: 3249-5-2- DR-5001 vP3, dated 12/07.2024] – as appended).
- 4.4 Summaries of the proposed post-development habitat creation / enhancement for area habitats and hedgerows are set out in Tables 4.1 to 4.3 below (individual habitat types and associated minimum condition remain largely in line with the previously submitted (outline) information, albeit where detailed landscaping information includes features such as SUDs basins these have been categorised accordingly on a precautionary basis. Nonetheless, measures will be incorporated (including as set out within the LEMP prepared in relation to planning condition 16 of the outline planning permission) in order to further maximise the ecological value of individual habitats such that the targeted condition may be further exceeded where possible. The locations and extent of post-development habitats are shown at Plan 5796-04/BNG2.

Table 4.1. Post-development onsite Habitat Creation

Habitat	Target Condition	Condition Rationale
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Vegetated garden	N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Modified Grassland	Poor	Areas of amenity grassland to be created including associated with the built development and as mown paths through the wider open space. Minimum poor condition assigned on a precautionary basis.
Mixed Scrub	Moderate	New native scrub provided in a number of areas within the wider open space at the site composed of a range of native species and managed for the benefit of wildlife. Anticipated to achieve at least moderate condition within 5 years with suitable management.
Ponds (non-priority habitat)	Moderate	Permanent standing water to be incorporated including through enhancement to existing damper grassland areas within the south of the open space and new pond in the north. Planting to include a range of native aquatic and marginal species. Anticipated to achieve minimum moderate condition within 3 years subject to suitable management.
Introduced Shrub	N/A	Ornamental/introduced shrub planting within formally managed amenity areas providing landscape amenity. No assessment for the condition of this habitat is required.
Other Neutral Grassland	Moderate	Areas of new wildflower grassland to be provided at the site through seeding with suitable species mixture and subject to suitable management to achieve a minimum of moderate condition anticipated within 5 years (albeit management directed to achieve good condition where possible).
Sustainable Urban Drainage Feature	Poor	Attenuation basins and associated features forming drainage infrastructure, which are therefore subject to management constraints in relation to drainage. Assigned poor condition on a precautionary basis, albeit specifically enhanced with native marginal planting and where drainage requirements allow, managements measures to maximise biodiversity value. In the long term anticipated to provide semi-natural habitats of greater value albeit assigned to SUDs features on a precautionary basis.
Urban Trees	Moderate	Native trees to be planted throughout the site within areas of open space and adjacent the built development. Where trees are included within the urban environment/residential areas these are assigned poor condition on a precautionary basis. Trees within wider open space (rural trees), are

		expected to achieve moderate condition within 30 years with suitable management.
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Table 4.2. Post-development onsite Habitat Enhancement.

Habitat	Target Condition	Condition Rationale
Modified grassland >> Other neutral grassland	Moderate	Areas of retained modified grassland will be oversown with a suitable wildflower seed mix and subject to an appropriate management plan to effect a change to other neutral grassland. Limited to areas within the south of the site and/or within veteran tree buffers which are clearly separated/protected from construction activities. Other areas assumed lost/created (see above) on a precautionary basis to account for site compounds/construction activities, albeit likely greater areas within the open space would be retained/enhanced overall. Moderate condition is expected to be achieved within 10 years.

Table 4.3. Post-development onsite Linear Feature (Hedgerow) Creation.

Habitat	Target Condition	Condition Rationale
Native Species-Rich Hedgerow	Moderate	New species-rich native hedgerow will be created within the site. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

5 Updated BNG Assessment Results

- 5.1 The results of the updated BNG assessment are summarised at Table 5.1., below. A completed copy of the Metric 3.1 tool is provided separately within the MS Excel workbook, whilst copies of the relevant sections of the completed tool are appended to this document.

Table 5.1 Summary of updated Biodiversity Metric 3.1 results

Unit type	Existing baseline 'value'	Calculated 'value' under the proposals	Identified net unit change	Identified net % change
Habitat units	12.92 units	27.28 units	+14.36 units	+111.16%
Hedgerow Units	15.55 units	17.27 units	+1.72 units	+11.06%
River Units	2.93 units	2.93 units (No existing ditches / watercourses affected)	0.00% (No existing ditches / watercourses affected)	0.00% (No existing ditches / watercourses affected)

- 5.2 Overall, on the basis of the proposed development scheme, incorporating associated assumptions, the updated metric indicates a calculated net gain of +14.36 habitat units

(representing a net change of +111.16%) and +1.72 hedgerow units (representing a net change of +11.06%) within the site.

- 5.3 Accordingly following the revised calculations, the revised (detailed) scheme is calculated to provide a net gain in habitat units substantially in excess of 10% is confirmed, whilst similarly in regard to hedgerow units the current scheme will result in a net gain in excess of 10%.
- 5.4 On this basis, it is understood that Sovereign Network Group intend to assign an identified net gain of 10% in respect of habitat units and hedgerow units (1.3 habitat units and 1.6 hedgerow units respectively under the Metric 3.1 calculations) to the current scheme in line with the current standard policy and legislative requirements for new applications (albeit noting that the scheme is to be progressed under the previous outline permission and therefore the statutory BNG requirements do not apply), with the remaining (surplus) BNG figures in respect of each category to be reserved by Sovereign Network Group (e.g. secured through legal agreement where appropriate) for use outside of the current development.

6 Summary and Conclusions

- 6.1 Aspect Ecology is acting on behalf of Sovereign Network Group in respect of ecological matters at land west of Kingfisher Grove, Three Mile Cross.
- 6.2 The site is the subject of existing outline planning permission for development including the erection of 49 affordable dwellings with new publicly accessible open space and access. In order to inform the current reserved matters scheme, Aspect Ecology has undertaken an updated BNG Assessment in order to reflect the current (detailed) reserved matters scheme to ensure that the proposals continue to deliver the required biodiversity net gain in line with the permitted (outline) information.
- 6.3 Accordingly, Aspect Ecology has undertaken an updated BNG assessment using the Biodiversity 3.1 Metric calculation tool to ensure consistency with the previously submitted (permitted) information.
- 6.4 On the basis of the assumptions set out, and based on the proposed landscaping information, a calculated biodiversity net gain in habitat units substantially in excess of 10% is confirmed, whilst similarly in regard to hedgerow units the current scheme will result in a net gain in excess of 10% in line with the permitted position.

Plans:

Plan 5796-04/BIA1 – Pre-development Habitat Measurements

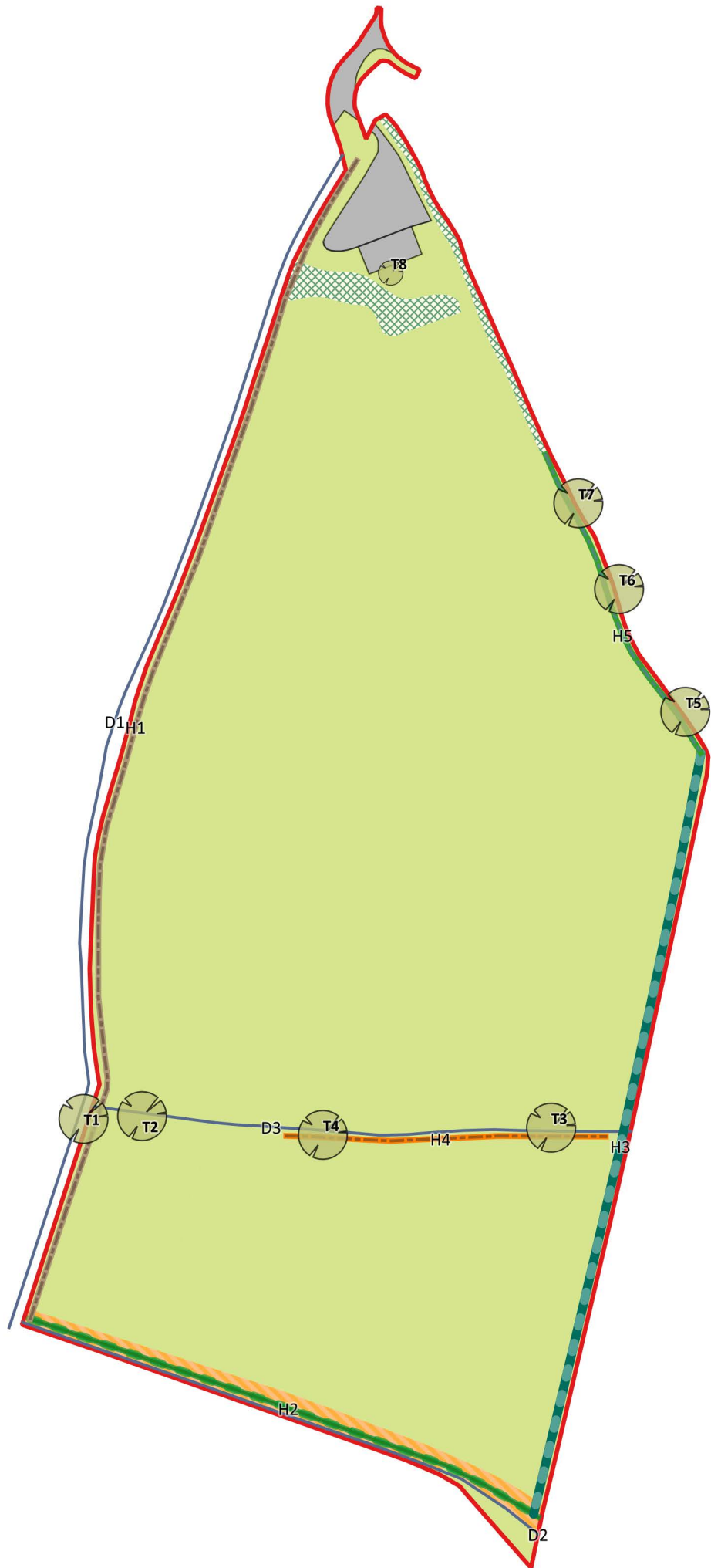
Plan 5796-04/BIA2 – Post-development Habitat Measurements

Appended:

Proposed landscape proposals (David Jarvis Associated Landscape Masterplan [Ref: 3249-5-2- DR-5000 vP4, dated 15/07/2024] and associated Planting Proposals [Ref: 3249-5-2- DR-5001 vP3, dated 12/07.2024])

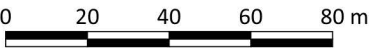
Relevant extracts from the completed Metric 3.1 tool

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Key:

- Site Boundary
- Developed land; sealed surface (0.1ha)
- Blackthorn scrub (0.09ha)
- Modified grassland (5.54ha)
- Ruderal/Ephemeral (0.11ha)
- Native Hedgerow (0.11km)
- Native Hedgerow - Associated with bank or ditch (0.1km)
- Native Species Rich Hedgerow (0.245km)
- Native Species Rich Hedgerow - Associated with bank or ditch (0.385km)
- Native Species Rich Hedgerow with trees - Associated with bank or ditch (0.175km)
- Ditches (0.74km)
- Tree



Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Land East of Woodcock Lane,
Three Mile Cross
Pre-development Habitat Measurements

5796-04/BNG1



E/JP

August 2024

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Key:

- Site Boundary
- Enhanced Other neutral grassland (1.6750ha)
- Proposed Developed land; sealed surface: Building (0.2500ha)
- Proposed Developed land; sealed surface: Hardstanding (0.9000ha)
- Proposed Introduced shrub (0.0925ha)
- Proposed Mixed scrub (0.4475ha)
- Proposed Modified grassland (0.2525ha)
- Proposed Other neutral grassland (1.4475ha)
- Proposed Ponds (non-priority habitat) (0.0800ha)
- Proposed Sustainable drainage system (0.1900ha)
- Proposed Vegetated garden (0.5025ha)
- Retained Native hedgerow (0.11km)
- Retained Species-rich native hedgerow (0.245km)
- Retained Species-rich native hedgerow with trees - associated with bank or ditch (0.175km)
- Retained Native hedgerow - associated with bank or ditch (0.095km)
- Retained Species-rich native hedgerow - associated with bank or ditch (0.375km)
- Proposed Native hedgerow (0.275km)
- Retained Ditches (0.74km)
- Proposed Urban Tree [145]
- Retained Rural Tree



aspect ecology
APEM Group

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Land East of Woodcock Lane, Three Mile Cross Post-development Habitat Measurements	PROJECT
	TITLE
	DRAWING NO.
	REV
	DATE
	5796-04/BNG2
	LP/JP
F/LS	
August 2024	
QC	





PLANTING NOTES

- All species to be planted at the numbers and densities shown.
- Species to be distributed randomly throughout mixed planting areas.
- No block or row planting within mixed planting areas permitted.
- No plant substitutions, including cultivar for cultivar or species for species, permitted without DJA approval.

TO BE READ IN CONJUNCTION WITH;

1. THE DRAWING NOTES ON DR-5000
2. THE PLANT SCHEDULE ON DR-5007

APPLICATION BOUNDARY

AMENITY GRASS: PROPOSED
Emorsgate, Flowering Lawn Mixture EL1

MEADOWS: THESE COMPRISE AREAS OF EXISTING AND PROPOSED GRASS/MEADOW:

The intention is to provide a species rich grassland mosaic.

Existing areas of grass / meadow are to be enhanced by overseeding with informal swathes of

1. Emorsgate, Tussock Wildflowers EM10F
2. Emorsgate, Special General Purpose Wildflowers EM3F

Proposed areas of meadow are first to be seeded with;

3. Emorsgate, Flowering Lawn Mixture EL1

and then overseeded in line with the enhancement of existing areas / with items 1 and 2 above.

PROPOSED GRASS: PRIVATE

PROPOSED PLANTED BEDS
See planting schedule on DR-5007 for details

PROPOSED NATIVE SCRUB MIX
See planting schedule on DR-5007 for details

PROPOSED LOW DENSITY SCRUB MIX AND UNDER-STORY SEED MIX:
To be seeded with;

1. Emorsgate, Woodland Mixture EW1

See planting schedule on DR-5007 for details scrub planting species

PROPOSED SPECIMEN TREES
See planting schedule on DR-5007 for details

PROPOSED FORMAL/NATIVE HEDGE
See planting schedule on DR-5007 for details.

PROPOSED PERMANENT WATER

SUDS BASIN WET GRASSLAND MIX
Emorsgate, Meadow Mixture for Wetlands EM8

PROPOSED BULBS

PROPOSED WETLAND / MARGINAL ENHANCEMENT MIX

EXISTING VEGETATION
To be retained

GRASSCRETE

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P3	11/07/2024	Minor updates to reflect ecology comments.	AB / AC	AC
P2	09/07/2024	Updates to suit client comments received at meeting 03.07.2024 2pm.	AI / AB / AC	AC
P1	27/06/2024	First issued to client team.	GR / AB / AC / IE	AC

Status

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@ davidjarvis.biz
w: www.davidjarvis.biz

Client

SOVEREIGN NETWORK GROUP

Project

KINGFISHER GROVE, THREE MILE CROSS

Drawing Title

PLANTING PROPOSALS

Scale

1:200

Sheet Size

A1

Date Plotted

12/07/2024

Client Ref.

3249-5-2

Drawing No.

DR-5001

Version

P3

232848 Kingfisher Grove, Three Mile Cross, Beds13245-2-0550013246-5-210500432465-2-06-5000 Series.dwg

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0 5m 10m 15m 20m

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Emorsgate, Flowering Lawn Mixture EL1

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EM10F
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PROPOSED GRASS: PRIVATE

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PROPOSED SPECIMEN TREES
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Emorsgate, Meadow Mixture for
Wetlands EM8

PROPOSED BULBS

PROPOSED WETLAND / MARGINAL
ENHANCEMENT MIX

EXISTING VEGETATION
To be retained

GRASSCRETE

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P3	11/07/2024	Minor updates to reflect ecology comments	AB / AC	AC
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DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@ davidjarvis.biz
w: www.davidjarvis.biz

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Project
KINGFISHER GROVE, THREE MILE CROSS

Drawing Title
PLANTING PROPOSALS

Scale	Sheet Size	Date Plotted	
1:200	A1	12/07/2024	
Client Ref.	Drawing Ref.	Drawing No.	Version
-	3249-5-2	DR-5002	P3

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t: 01793 612173
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DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@djavidjavis.biz
w: www.djavidjavis.biz

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1:200		A1	12/07/2024	
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-	3249-5-2	DR5004	P3	

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DAVID JARVIS ASSOCIATES

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1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@davidjarvis.biz
w: www.davidjarvis.biz

Client

SOVEREIGN NETWORK GROUP

Project

KINGFISHER GROVE, THREE MILE CROSS

Drawing Title

PLANTING PROPOSALS

Scale 1:200		Sheet Size A1		Date Plotted 12/07/2024	
Client Ref. -	Drawing Ref. 3249-5-2		Drawing No. DR-5005		Version P3

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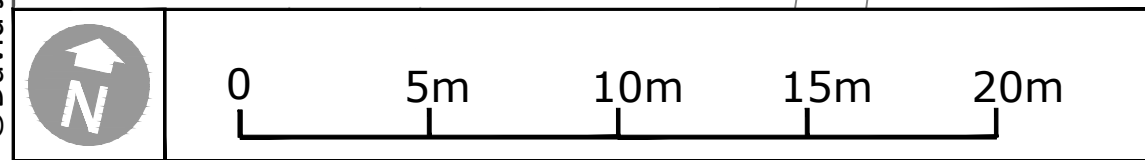


PLANTING NOTES

- All species to be planted at the numbers and densities shown.
- Species to be distributed randomly throughout mixed planting areas.
- No block or row planting within mixed planting areas permitted.
- No plant substitutions, including cultivar for cultivar or species for cultivar, permitted without DJA approval.

TO BE READ IN CONJUNCTION WITH;

1. THE DRAWING NOTES ON DR-5000
2. THE PLANT SCHEDULE ON DR-5007



APPLICATION BOUNDARY

AMENITY GRASS: PROPOSED
Emorsgate, Flowering Lawn Mixture EL1

MEADOWS: THESE COMPRISE AREAS OF
EXISTING AND PROPOSED
GRASS/MEADOW:

The intention is to provide a species rich grassland mosaic.

Existing areas of grass / meadow are to be enhanced by overseeding with informal swathes of

1. Emorsgate, Tussock Wildflowers EM10F
2. Emorsgate, Special General Purpose Wildflowers EM3F

Proposed areas of meadow are first to be seeded with;

3. Emorsgate, Flowering Lawn Mixture EL1

and then overseeded in line with the enhancement of existing areas / with items 1 and 2 above.

PROPOSED GRASS: PRIVATE

PROPOSED PLANTED BEDS
See planting schedule on DR-5007 for details

PROPOSED NATIVE SCRUB MIX
See planting schedule on DR-5007 for details

PROPOSED LOW DENSITY SCRUB MIX AND UNDER-STORY SEED MIX:
To be seeded with;

1. Emorsgate, Woodland Mixture EW1

See planting schedule on DR-5007 for details scrub planting species

PROPOSED SPECIMEN TREES
See planting schedule on DR-5007 for details

PROPOSED FORMAL/NATIVE HEDGE
See planting schedule on DR-5007 for details.

PROPOSED PERMANENT WATER

SUDS BASIN WET GRASSLAND MIX
Emorsgate, Meadow Mixture for Wetlands EM8

PROPOSED BULBS

PROPOSED WETLAND / MARGINAL
ENHANCEMENT MIX

EXISTING VEGETATION
To be retained

GRASSCRETE

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P4	15/07/2024	Two tree canopy graphics missing by existing pond re-loaded.	AC	AC
P3	11/07/2024	Minor updates to reflect ecology comments.	AB / AC	AC
P2	09/07/2024	Updates to suit client comments received at meeting 03.07.2024 2pm.	AJ / AB / AC	AC
P1	27/06/2024	First issued to client team.	GR / AB / IG / AC / IE	AC

Status

PLANNING

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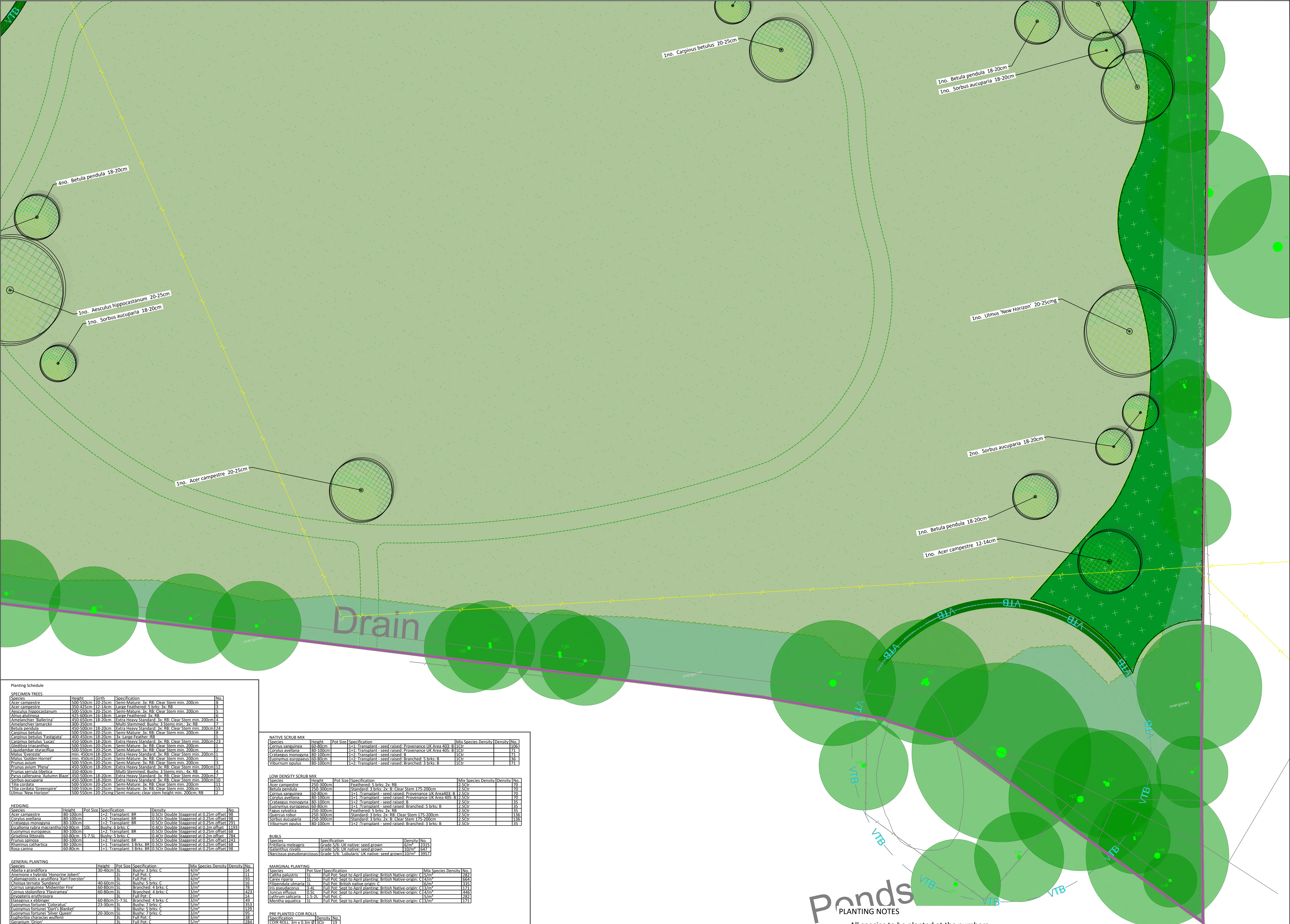
3249-5-2

Drawing No.

DR-5006

Version

P4



SPECIMEN TREES				
Species	Height	DBH	Specification	No.
<i>Acacia mearnsii</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Acer campestre</i>	50-215cm	12-14cm	Large Feathered + 10x; Clear Stem	80
<i>Alnus glutinosa</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Alnus ulmifolia</i>	275-500cm	46-18cm	Large Feathered + 8x	200cm
<i>Amelanchier alnifolia</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Amelanchier lamarckii</i>	200-350cm	40-55cm	Multi-Stemmed; Bushy + 5 stems; min. 3x BB	200cm
<i>Amelanchier canadensis</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
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<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
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<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. integriloba</i>	200-350cm	40-55cm	Semi-Mature; 3x BB	200cm
<i>Carpinus betulus</i> <i>var. lucidus</i>	200-350cm</			

Species	Height	Pot Size	Severification	Density	No
<i>Acacia campestre</i>	80-100cm	14"	1+; Transplant: BR	0.5 Ctr Double Staggered at 0.25m offset	98
<i>Corvus avellana</i>	80-100cm	14"	1+; Transplant: BR	0.5 Ctr Double Staggered at 0.25m offset	98
<i>Crataegus monogyna</i>	80-100cm	14"	1+; Transplant: BR	0.5 Ctr Double Staggered at 0.25m offset	791
<i>Euclalyptus rubra macrantha</i>	60-80cm	10"	Bushy: 6 Brks: C	0.4 Ctr Double Staggered at 0.2m offset	1193
<i>Leucophaea rubra</i>	80-100cm	14"	1+; Transplant: BR	0.5 Ctr Double Staggered at 0.25m offset	98
<i>Grasselinia littoralis</i>	60-80cm	5-7.5 L	Bushy: 5 Brks: C	0.4 Ctr Double Staggered at 0.2m offset	784
<i>Prunus spinosa</i>	80-100cm	14"	1+; Transplant: BR	0.5 Ctr Double Staggered at 0.25m offset	743
<i>Quercus cathartica</i>	80-100cm	14"	1+; Transplant: 3 Brks: BR	0.5 Ctr Double Staggered at 0.25m offset	768
<i>Rosa canina</i>	60-80cm	14"	1+; Transplant: 3 Brks: BR	0.5 Ctr Double Staggered at 0.25m offset	98

[illegible]

NATIVE SCRUB MIX					
Species	Height	Pot Size	Specification	Mix Species Density	Density No.
Cornus alba	<80cm	1L	1- Transplant - seed raised Provenance UK Area 403	1.5/cv	70
Cornus sanguinea	<80cm	1L	1- Transplant - seed raised Provenance UK Area 403	1.5/cv	70
Cornus avellana	<80-100cm	1L	1- Transplant - seed raised Provenance UK Area 405	6.25/cv	70
Rosa rugosa	<100cm	1L	1- Transplant - seed raised Provenance UK Area 405	1.5/cv	70
Lonicera xylosteum	<80-100cm	1L	1- Transplant - seed raised Branches 2	6.25/cv	35
Lonicera xylosteum	<80-100cm	1L	1- Transplant - seed raised Branches 3	6.25/cv	35
Viburnum opulus	<80-100cm	1L	1- Transplant - seed raised Branches 3	1.5/cv	70
Viburnum opulus	<80-100cm	1L	1- Transplant - seed raised Branches 3	1.5/cv	70
LOW DENSITY SCRUB MIX					
Species	Height	Pot Size	Specification	Mix Species Density	Density No.
Eurocamptor	<250-300cm	Standard	1- Seedling - bare root 2B	2.5/cv	70
Betula pendula	>250-300cm	Standard	3- Suckers 2B, 2C, 2R 15m-200cm	2.5/cv	70
Sorbus domestica	<80-100cm	Standard	1- Transplant - seed raised Provenance UK Area 403	1.5/cv	70
Cornus alba	<80-100cm	1L	1- Transplant - seed raised Provenance UK Area 405	6.25/cv	70
Cornus sanguinea	<80-100cm	1L	1- Transplant - seed raised Provenance UK Area 405	6.25/cv	70
Lonicera xylosteum	<80-100cm	1L	1- Transplant - seed raised Branches 2	6.25/cv	35
Lonicera xylosteum	<80-100cm	1L	1- Transplant - seed raised Branches 3	6.25/cv	35
Quercus robur	<250-300cm	Standard	3- Suckers 2B, 2C, 2R, 15m-200cm	2.5/cv	35
Quercus petraea	<250-300cm	Standard	3- Suckers 2B, 2C, 2R, 15m-200cm	2.5/cv	35
Viburnum opulus	<80-100cm	1L	1- Transplant - seed raised Branches 3	2.5/cv	35

BUBLES			
Species	Specification	Density	No.
<i>Fritillaria meleagris</i>	Grade 5/6: UK native: seed grown	6/m ²	2315
<i>Galanthus nivalis</i>	Grade 5/6: UK native: seed grown	10/m ²	647
<i>Narcissus pseudonarcissus</i>	Grade 5/6: 'Lobularis' UK native: seed grown	10/m ²	3957

Species	Pot Size	Specification	Mix Species Density No.
<i>Galitha palustris</i>	1L	Full Pot: Sept to April planting; British Native origin: c	5/m ² 282
<i>Cirsia spicata</i>	1L	Full Pot: Sept to April planting; British Native origin: c	5/m ² 335
<i>Filipendula ulmaria</i>	1L	Full Pot: British native origin: c	6/m ² 365
<i>Iriss pseudacorus</i>	3-4L	Full Pot: Sept to April planting; British Native origin: c	3/m ² 171
<i>Juncus effusus</i>	1L	Full Pot: Sept to April planting; British Native origin: c	4/m ² 281
<i>Salix purpurea</i>	1.5-2L	Full Pot: c	4/m ² 281
<i>Mentha aquatica</i>	1L	Full Pot: Sept to April planting; British Native origin: c	4/m ² 171

PLANT PLANTED COIR ROOLS	
Specification	Quantity No.
PRE COATED COIR 0.3m x 0.3m x 34cr	119

Planting notes

Generalty

All plant materials to be delivered in the density and quantities shown. No plant materials, including culture for culture or species for culture, permitted without DAA approval. Seedlings to be distributed randomly throughout nesting areas. All planting areas to be covered with 70mm depth of well composted mulch, except Birds. Tree and plant stock to be processed as per the Landscaping Specification.

Coir rolls

Standard size: Three core rolls, Carecra, Pina pseudocarpus, Juncea effusa, Lythrum salicaria, Ptilium, Lathyrus auriculatus, Glycyrrhiza max.

Generalty: coir rolls to be laid in locations indicated on the drawings with the longer dimension following the edge of the pond and permanent water level. Subject to the smaller dimension. Edge of each downstream gullet to overlap the upstream one by min 100mm. Secure using 7 shaped steel pins.

Supplier: Salt River & Wetland Services Pty. Ltd. or equal & approved.

Soil

Beds: planting to be set out as random drifts of hard surface to overall average density and allowing for variations in density for naturalised appearance.

Root barriers

Where: roots are located within 5m from built surfaces, drainage and services.

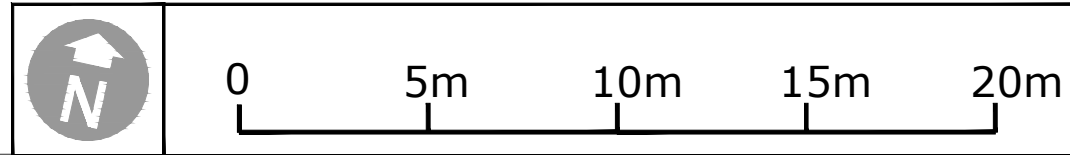
Biosecurity

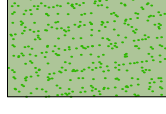
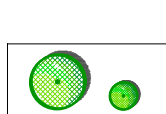
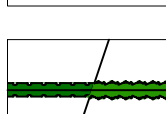
All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health agency (APHA) and Australian Quarantine and Inspection Service (AQIS) certification to be retained for a period of not less than 12 weeks and must be made available upon request.

- ## PLANTING NOTES
- All species to be planted at the numbers and densities shown.
 - Species to be distributed randomly throughout mixed planting areas.
 - No block or row planting within mixed planting areas permitted.
 - No plant substitutions, including cultivar for cultivar or species for cultivar, permitted without DJA approval.

TO BE READ IN CONJUNCTION WITH;

1. THE DRAWING NOTES ON DR-5000
2. THE PLANT SCHEDULE ON DR-5007



	APPLICATION BOUNDARY
	AMENITY GRASS: PROPOSED Emorsgate, Flowering Lawn Mixture EL1
	MEADOWS: THESE COMPRISE AREAS OF EXISTING AND PROPOSED GRASS/MEADOW: The intention is to provide a species rich grassland mosaic. Existing areas of grass / meadow are to be enhanced by overseeding with informal swathes of 1. Emorsgate, Tussock Wildflowers EM10F 2. Emorsgate, Special General Purpose Wildflowers EM3F Proposed areas of meadow are first to be seeded with; 3. Emorsgate, Flowering Lawn Mixture EL1 and then overseeded in line with the enhancement of existing areas / with items 1 and 2 above.
	PROPOSED GRASS: PRIVATE
	PROPOSED PLANTED BEDS See planting schedule on DR-5007 for details
	PROPOSED NATIVE SCRUB MIX See planting schedule on DR-5007 for details
	PROPOSED LOW DENSITY SCRUB MIX AND UNDER-STOREY SEED MIX: To be seeded with; 1. Emorsgate, Woodland Mixture EW1 See planting schedule on DR-5007 for details scrub planting species
	PROPOSED SPECIMEN TREES See planting schedule on DR-5007 for details
	PROPOSED FORMAL/NATIVE HEDGE See planting schedule on DR-5007 for details.
	PROPOSED PERMANENT WATER
	SUDS BASIN WET GRASSLAND MIX Emorsgate, Meadow Mixture for Wetlands EM8
	PROPOSED BULBS
	PROPOSED WETLAND / MARGINAL ENHANCEMENT MIX
	EXISTING VEGETATION To be retained
	GRASSCRETE

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P3	11/07/2024	Minor updates to reflect ecology comments.	AB / AC	AC
P2	09/07/2024	Updates to suit client comments received at meeting 03.07.2024 2pm.	AJ / AB / AC	AC
P1	27/06/2024	First issued to client team.	GR / AB / JG / AC / IE	AC

Status

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 612173
e: mail@davidjarvis.biz
w: www.davidjarvis.biz

Client
SOVEREIGN NETWORK GROUP

Project

KINGFISHER GROVE, THREE MILE CROSS

Drawing Title

PLANTING PROPOSALS

Scale 1:200	Sheet Size A1	Date Plotted 12/07/2024	
Client Ref. -	Drawing Ref. 3249-5-2	Drawing No. DR-5007	Version P3

The Biodiversity Metric 3.1 - Calculation Tool

Start page

Project details	
Planning authority:	Wokingham Borough Council
Project name:	Land West of Kingfisher Grove, Three Mile Cross
Applicant:	Sovereign Network Group
Application type:	Reserved Matters Submission (Planning Condition 15)
Planning application reference:	Outline Permission Ref: 201002
Assessor:	Aspect Ecology (SC/CL)
Reviewer:	
Metric version:	BNG 3.1 (5796-04 dvl)
Assessment date:	14/08/2024
Planning authority reviewer:	

[Instructions](#)[Main menu](#)[Results](#)[View all](#)[Reset view](#)

Cell style conventions	
	Enter data
	Automatic lookup
	Result

On-site baseline map

[Insert](#)

On-site post intervention map

[Insert](#)

Off-site baseline map

[Insert](#)

Off-site post intervention map

[Insert](#)

On-site baseline	Habitat units	12.92
	Hedgerow units	15.55
	River units	2.93
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	27.28
	Hedgerow units	17.27
	River units	2.93
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	111.16%
	Hedgerow units	11.06%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	14.36
	Hedgerow units	1.72
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	111.16%
	Hedgerow units	11.06%
	River units	0.00%
Trading rules Satisfied?	Yes ✓	

Land West of Knaufshar Grove, Three Mile Cross
A-1 Site Habitat Baseline

A-1 Site Habitat Baseline

Condense / Show Columns

Condense / Show Full

[illegible]

Total area lost (including areas of Urban Isms and Open fields)	4.10
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[illegible]

B-1 Site Hedge Baseline

Condense / Show Columns Condense / Show Rows
Main Menu Instructions

[illegible]

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Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 279721
E: info@aspect-ecology.com
W: www.aspect-ecology.com