



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

19/12/2025

1.2 Planning application reference number

241567

1.3 Local planning authority (LPA)

Wokingham Borough Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land East of Longwater Road, Longwater Road,
Finchampstead, Wokingham, RG40 3TS

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

The proposed development is for the creation of a residential development consisting of 38 dwellings with associated infrastructure, landscaping, public open space, and drainage containing the habitats; Developed land; sealed surface, vegetated garden, Introduced shrub, Individual trees, Sustainable drainage system, Mixed scrub, Modified grassland and Other neutral grassland, alongside existing and created hedgerow habitats. There is a nearby offsite ditch which has been included within the BNG calculations as the 5m riparian zone is within the site boundary. The ditch itself will not be impacted by the development. Where possible the development has sought to retain important features including the existing PROW and associated habitats along the northern boundary of site, 3 very large oak trees, and the majority of existing hedgerows.

2. Developer details

2.1 Applicant name

Emma Ward

2.2 Company name

Stonebond Properties (Guildford) Limited

2.3 Address

1 Bishops Wharf, Walnut Tree Close, Guildford, Surrey,
GU1 4UP

2.4 Email address

[REDACTED]

2.5 Telephone number

[REDACTED]

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

Emma Ward

2.8 Date

19/12/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Josie Lawrence

3.2 Company name

Ethos Environmental Planning

3.3 Address

Unit 1, Brassmill Enterprise Centre, Bath BA1 3JN

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

18/12/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

Yes
 No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

A Sustainable urban drainage (SUDs) feature will be created on site, and this has been counted towards BNG in line with the guidance. All other created habitats on site have been recorded in the metric and counted towards the BNG

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

Important features have been retained by the development including the PROW and associated habitats along the northern boundary of site, 3 very large oak trees, and the majority of existing hedgerows.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

Yes
 No

4.6 How will you achieve the target net gain percentage?

- On-site
- Off-site
- Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- Yes
- No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

All habitats considered medium distinctiveness and above. This includes the SuDS, neutral grassland, mixed scrub, and tree planting

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

13.37

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

Offsite units are required to make up the deficit of 13.37 area habitat units which cannot be provided on site due to the development design. In order to accommodate housing and due to the public access requirements within the open space areas of retained and created grassland habitats an enhanced condition cannot be delivered sustainably across the scheme. The proposals represent the most achievable habitat gains for the site and increased enhancement and/or creation and long-term management of higher distinctiveness habitats would not be appropriate on the scheme. Therefore, in line with the preapproved planning permission offsite biodiversity units have been sourced by the scheme in order to ensure BNG is achieved for the proposals.

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?

- Yes
- No

4.13 Have you used the statutory biodiversity metric tool?

- Yes
- No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

GEDG 00367 final

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

edp4070_r009a – tables EDP A8.2-A8.9

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

edp4070_r009a (report) & edp4070_d036a (plan)

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

edp4070_r009a (report) & edp4070_d037d (plan)

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- Yes
- No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- Yes
- No

5.2 Have you submitted an approved compensation plan?

- Yes
- No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

March 2023 and January 2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

No reported constraints.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

21.36

Number of hedgerow biodiversity units

0.86

Number of watercourse biodiversity units

1.17

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

10.37

Number of hedgerow biodiversity units

2.27

Number of watercourse biodiversity units

1.17

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-10.99

Area habitat biodiversity units % change

-51.47

Hedgerow biodiversity units

1.41

Hedgerow biodiversity units % change

165.21%

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0%

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

- Yes
- No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

n/a

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

Purchasing biodiversity units via a Provider

7.2 Biodiversity gain site register reference number

BNGREG-L0K53-AE592

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

The offsite enhancements are delivered via a habitat bank secured by s106 with Basingstoke & Deane Borough Council

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

11.41

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

0.16

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

24.78

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

0.39

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

2.38

Area habitat biodiversity units % change

11.12%

Hedgerow biodiversity units

1.41

Hedgerow biodiversity units % change

165.21%

Watercourse biodiversity units

0.12

Watercourse biodiversity units % change

10.04%

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

Yes
 No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

8.4 Proof of purchase

9. Trading summary

9.1 Distinctiveness group

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

N/A

High

N/A

Medium

Trading summaries met

Low

Trading summaries met

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

Yes
 No