

Report Reference	Date	Author	Checked and Approved
15115/R012a	28 th May 2026	Joe Prodger MSc BSc (Hons) ACIEEM	Emily Major MSc ACIEEM

Ecology Note: Aldi, Winnersh

Planning Application Reference number: 230099

Amendments to the Biodiversity Net Gain assessment.

Introduction

- 1.1. This technical note has been prepared by Tyler Grange Group Ltd on behalf of Aldi Stores Ltd, following changes to the landscape plans on land at Gazelle Close, Winnersh (OS Grid Reference SU 76997 71200).
- 1.2. The purpose of this technical note is to update the Biodiversity Net Gain (BNG) assessment as a result of changes to the layout plans. It will also detail how no net loss will be achieved in line with Town and Country Planning Act and the National Planning Policy Framework (NPPF).
- 1.3. Changes to the proposed development comprise:
 - The removal of several trees near the eastern boundary.
- 1.4. As detailed within the previous biodiversity gain plan¹ and metric², the previous development layout resulted in:
 - -5.54 habitat units – a 63.83% decrease.
- 1.5. The changes to the previous metric in light of the updated design comprise:
 - Reduction in enhanced woodland from 0.186 ha to 0.14 ha;
 - Reduction in number of created urban trees from 13 to 12;
 - Increase in developed land; sealed surface from 0.748 ha to 0.79 ha;

¹ Tyler Grange (2026). Biodiversity Gain Plan. Report ref: 15115 Biodiversity Gain Plan MJ 02022026

² Tyler Grange (2026). Biodiversity Net Gain Metric. Report ref: 15115 BNG Statutory Metric



- Reduction in created other neutral grassland from 0.08 ha to 0.07 ha; and
- Inclusion of 0.01 ha of created bare ground.

1.6. The methodology used in this updated assessment is consistent with that detailed in The Statutory Biodiversity Metric User Guide³. Statutory significance was determined in line with the Berkshire Local Nature Recovery Strategy⁴. No habitats on site were identified within this strategy.

Existing Habitats

1.7. The following habitats were present within the red line boundary of the site and are shown appended to this report in **Habitat Features Plan 15115/P11**. No hedgerows or watercourse were present on site at baseline. The baseline habitats are detailed in **Table 1.1** and the rationale for the condition assessments can be found within the associated metric **15115/BNG**.

³ DEFRA (2025). The Statutory Biodiversity Metric User Guide. Available at: https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf [Accessed 21/05/2026]

⁴ Royal Borough of Windsor and Maidenhead (2025) Local Nature Recovery Strategy. Available at: <https://rbwmtogether.rbwm.gov.uk/berkshire-local-nature-recovery-strategy> [Accessed 28/0/2026]



Table 1.1: Baseline Habitats and Areas Retained and Enhanced

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Area retained (hectares)	Area enhanced (hectares)	Area habitat lost (hectares)
Woodland and forest	Lowland mixed deciduous woodland	0.21	High	Moderate	-	0.14	0.07
Heathland and shrub	Mixed scrub	0.46	Medium	Poor	-	-	0.46
Grassland	Other neutral grassland	0.31	Medium	Good	-	-	0.31
Urban	Developed land; sealed surface	0.05	V. Low	N/A - Other	-	-	0.05



Proposed Habitats

- 1.8. The proposals, as shown within the appended soft landscaping plans⁵, have been used to calculate the proposed habitat areas. The post-development habitats are detailed in **Tables 1.2-1.3** and the rationale for the condition assessments can be found within the associated metric **15115/BNG**.

Table 1.2: Created and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (hectares)	Created/enhanced	Baseline condition	Distinctiveness	Target condition
Individual trees	Urban Tree	0.05	Created	-	Medium	Moderate
Urban	Developed land; sealed surface	0.79	Created	-	V. Low	N/A - Other
Urban	Introduced shrub	0.02	Created	-	Low	Condition Assessment N/A
Grassland	Other neutral grassland	0.07	Created	-	Medium	Moderate
Urban	Bare ground	0.01	Created	-	Low	Good
Woodland and forest	Lowland mixed deciduous woodland	0.14	Enhanced	Moderate	High	Good
A net loss of 6.15 habitat units, -70.90%.						

Table 1.3: Created Hedgerows

Habitat type	Length (km)	Created/enhanced	Distinctiveness	Target condition
Native hedgerow	0.11	Created	Low	Poor
Native hedgerow	0.25	Created	Low	Poor
A gain of 0.69 hedgerow units.				

⁵ Tyler Grange (2026). Soft Landscaping Proposals. Drawing ref: 15115_P10e_Soft Landscaping Proposals_LC_AW.



Results Summary

- 1.9. As described within The Statutory Biodiversity Metric **15115/BNG** and summarised below in **Figure 1.1**, based on the habitats present on site that will be lost and those to be created, the development would result in a loss of 6.15 habitat units and gain of 0.69 hedgerow units. This is a loss of 70.90% habitat units. There is no hedgerow percentage gain as there is no baseline i.e. zero units. Details of the required units to satisfy the trading rules can be found in **Section 1.10**.

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-6.15
	<i>Hedgerow units</i>	0.69
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-70.90%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 1.1: Biodiversity Net Gain Assessment Results Summary, taken from The Statutory Biodiversity Metric.

- 1.10. The purchase of off-site credits will be required to ensure no net loss is achieved as detailed in the associated planning condition 34 which states:

"No works shall commence until a Biodiversity Plan demonstrating how the scheme will deliver no net loss has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

Reason: To ensure the development does not negatively impact biodiversity."

- 1.11. To ensure the trading rules are satisfied, the following units will be required:
- 0.70 units in lowland mixed deciduous woodland;
 - 2.01 units in other neutral grassland; and
 - 3.68 units in mixed scrub.
- 1.12. Aldi Stores Ltd are currently in contact with the Environment Bank to achieve this. Provided the necessary units are secured, the proposed development will achieve no net loss.



Management

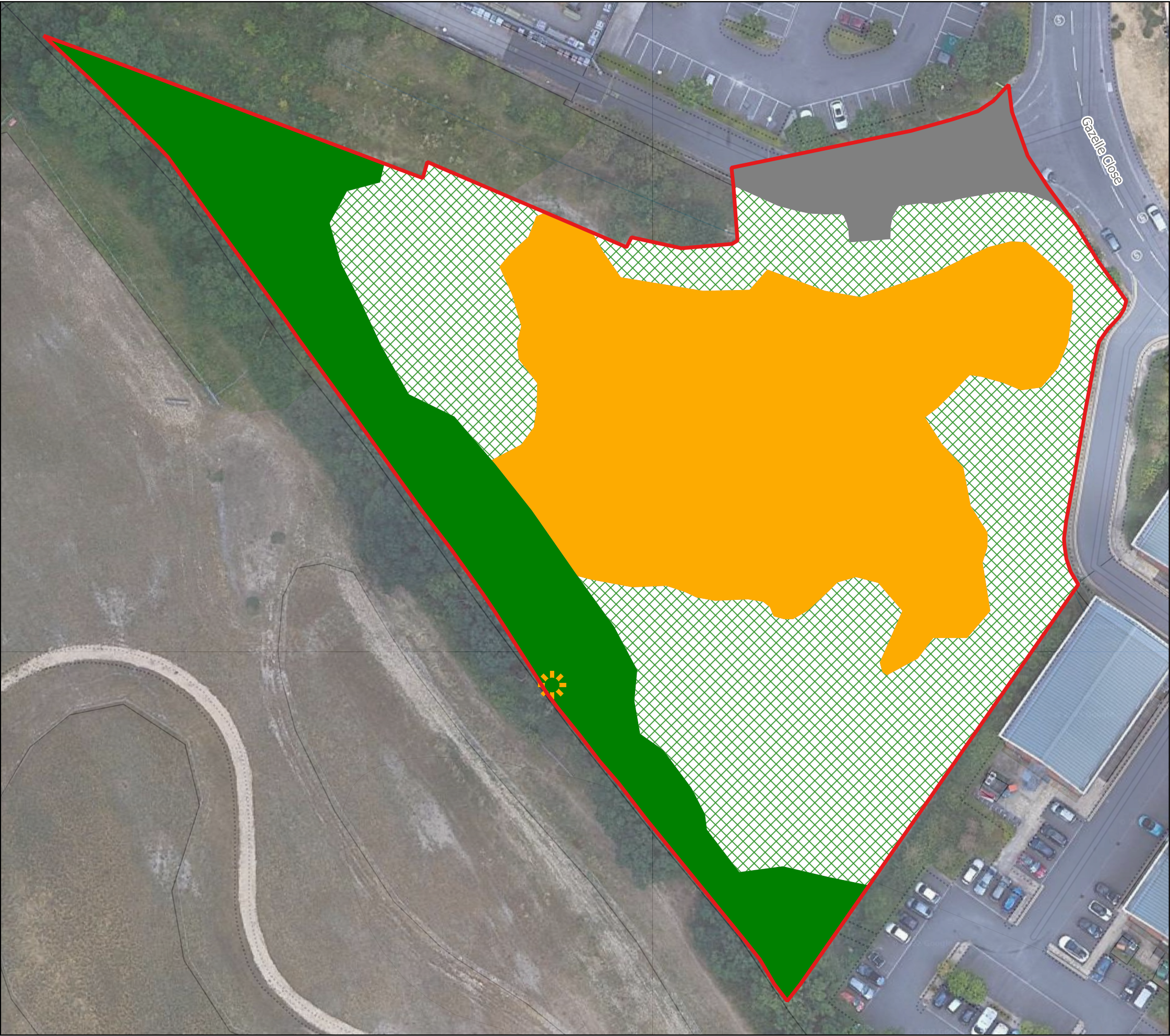
- 1.13. The results of The Statutory Biodiversity Metric are based on the habitats within the site being maintained at a certain condition, as prescribed by the condition assessment sheets published by Defra⁶.
- 1.14. Details of habitat establishment and long-term management will be provided through the production of a Habitat Management and Monitoring Plan (HMMP). The HMMP would set out the prescriptions for the establishment and maintenance of the habitats on site for 30 years, and is anticipated to be provided by the Environment Bank.

Conclusion

- 1.15. The layout changes do not significantly affect the overall ecological assessment of the site due to being limited in extent. However, they do result in a decrease in habitat units from previous plans. The site will require further off-setting in the form of credit purchase, with Aldi Stores currently in contact with Environment Bank to secure the necessary units. In anticipation of the necessary mitigation, the development will achieve no net loss.
- 1.16. The Landscape Ecological Management Plan (LEMP)⁷ has been amended to reflect these changes.

⁶ DEFRA (2025) Statutory Biodiversity Metric Condition Assessment. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [Accessed 28/05/2026].

⁷ Tyler Grange (2026). Landscape Ecological Management Plan. Report ref: 15115 R09e LEMP MJ 21052026



Legend

 Indicative red line boundary

Habitats

 Hardstanding

 Other neutral grassland

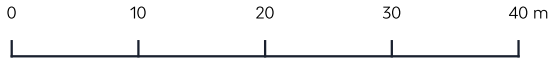
 Mixed scrub

 Lowland mixed deciduous woodland

 Dry ditch

Preliminary Bat Roost Assessment

 High suitability tree



Project	Aldi, Winnersh
Drawing Title	Habitat Features and Preliminary Bat Roost Assessment Plan
Scale	As Shown (Approximate)
Drawing No.	15115/P11
Date	November 2022
Checked	MJ/PW



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