



# 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

13/02/2025

### 1.2 Planning application reference number

240892

### 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 at Phase 2a & 2b South Wokingham, South  
Wokingham, Berkshire, RG40 3DA.

### 1.5 Describe the development

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

Full planning application for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. The proposed works entail the construction of a 650 metre link road between the existing roundabout to the west and Waterloo Road to the east, and associated drainage basins. The link road and drainage basins will be constructed through two fields.

## 2. Developer details

### 2.1 Applicant name

Aidan Robson

## 2.2 Company name

Miller Homes (on behalf of Miller Homes, Kier Ventures, and Kingacre Estates)

## 2.3 Address

Unit 3, Faraday Office Park, Rankine Road, Basingstoke, RG24 8QB

## 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

[REDACTED]

## 2.8 Date

19/02/2025

# 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

Georgina Timmis

## 3.2 Company name

ECOSA

## 3.3 Address

ECOSA Limited, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire SO52 9DF

## 3.4 Email address

[REDACTED]

### 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

13/02/2025

## 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?**

N/A

**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](#)

There are only two types of schemes which cannot be counted towards BNG. These are restocking conditions relating to a tree felling licence or a restocking notice and remediation under the environmental damage regulations. Neither of these schemes apply to the site. The remainder of the schemes can be counted in part or in full. The only schemes that the post-development habitats fall under are ‘Sustainable urban drainage (SUDs)’ and ‘Green infrastructure’, which can be counted in full. Compensation for reptiles is being provided withing the wider parcels (off site), therefore all post-development habitats are counted in full towards the overall habitat unit and hedgerow unit score. Hedgerows on site provide habitat for breeding birds, the habitat loss will be compensated through the creation of 0.08km of species-rich hedgerow. This habitat is only allowed to count towards BNG ‘in part’, i.e. no net loss. The compensatory habitat creation represents 0.54 units, which is less than the 1.49 units which would represent no net loss.

**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.

No irreplaceable habitats are present within the site boundary. However, due to the nature of the proposals all on site habitat will be lost. These habitats are largely low/very low distinctiveness habitats such as modified grassland, developed land; sealed surface, built linear features and bare ground. The only medium distinctiveness habitats present are a native hedgerow on the southern site boundary, bordering Waterloo Road, and a

species-rich native hedgerow and treeline in the centre of the site. The loss of hedgerow habitats has been kept to a minimum, with only losses necessary to facilitate the path of the road included in the design of the scheme.

#### 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.

Creation of habitats of medium or higher distinctiveness: Mixed scrub, urban trees, species-rich native hedgerow and native hedgerow with trees. These habitats form part of the landscape plan that has been secured as part of the planning consent.

The management and monitoring of these habitats will be detailed and secured through Landscape Ecological Management Plans (LEMP) for the associated parcels (R10 and R14), therefore a specific Habitat Management and Monitoring Plan specifically for the road scheme has not been produced.

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

0

#### 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).

N/A

#### 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).

N/A

#### 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.

The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-  
\_South Wokingham Link road 10.01.24

#### 4.15 Condition assessments

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

R10-R14 Link Road, South Wokingham - Biodiversity Net  
Gain Design Stage Report FINAL Rev. 1 211124

#### 4.16 Pre-development habitat survey report and map

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

R10 - R14 Link Road, South Wokingham - Ecological  
Impact Assessment FINAL 120424

#### 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.

R10-R14 Link Road, South Wokingham - Biodiversity Net Gain Design Stage Report  
FINAL Rev. 1 211124 Map 3 - Post-Development Habitats

#### 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

N/A

Reference number

N/A

### 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

26/10/2023

### 6.2 Survey constraints

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

The field survey was undertaken at a suboptimal time of year for plant and animal species, therefore a complete list of plants and animals was not produced and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

### 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

4.09

Number of hedgerow biodiversity units

1.49

Number of watercourse biodiversity units

N/A

### 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

5.53

Number of hedgerow biodiversity units

1.96

Number of watercourse biodiversity units

N/A

### 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

1.44

Area habitat biodiversity units % change

+35.22%

Hedgerow biodiversity units

0.47

Hedgerow biodiversity units % change

+31.45%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

## 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).

There are currently no plans to use biodiversity units from this site for other developments, however, in future it may be proposed to use excess units to offset unit deficits in other phases of the wider South Wokingham Strategic Development Land scheme.

## 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.

N/A

### 7.2 Biodiversity gain site register reference number

### 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.

N/A

### 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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

### 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

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

### 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

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A



Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

## 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?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

### 8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

## 9. Trading summary

### 9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

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

Very high

No very high distinctiveness habitats are present on site.

High

The only high distinctiveness habitat on site is species-rich native hedgerow with trees (H2 and H11), this habitat is being retained on site.

Medium

The only medium distinctiveness habitat on site is a native hedgerow associated with bank or ditch (H10). This is being offset by the creation of native species-rich hedgerows, and native hedgerow with trees.

Low

Low distinctiveness habitats include modified grassland, bare ground, developed land; sealed surface, and built linear features. The proposals will result in the loss of modified grassland (4.01 units) and bare ground (0.08 units). This is offset by the creation of mixed scrub and urban trees, which results in a net gain in medium distinctiveness habitat units.

There are low distinctiveness hedgerow habitats (native hedgerow (H1) and line of trees (H3). The proposals will result in minor losses to these habitats, 0.04 units and 0.40 units respectively. These losses are offset through the creation of native hedgerow with trees and species-rich native hedgerow, which results in a net gain in medium distinctiveness hedgerow units.

## 10. Sharing data (optional)

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

☒ Yes

☐ No