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Report by - KJF ConsultancyLtd

Title - Biodiversity Net Gain (BNG) statement of exemption

Site - 273 Loddon Bridge Road, Woodley, Reading RG5 4BL

Reason for the report - Supporting information for a proposed development and to advise the Local Planning Authority (LPA) of the BNG reasons for exemption

Proposed development - New dwelling

LPA - Wokingham Borough Council

Architect - Amar Sidhu

Client - Neel Bhogal

Author - Karl Forkasiewicz MCIOB, CEnv, AIEMA



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Quality Assurance

Report title	Biodiversity Net Gain (BNG) statement of exemption
Site	273 Loddon Bridge Road, Woodley, Reading RG5 4BL
Version	V1
Report ref	PEA.V1.BNG.273.LBR.R
Date produced	18/03/2026
Report checked by	Jan Forkasiewicz BA (Hons)

Distribution List

Architect	✓
Client	✓

Previous relevant KJF Consultancy^{Ltd} reports (not applicable)

Statement for LPA registration

This report contains a BNG statement of exemption for a proposed new dwelling at 273 Loddon Bridge Road, Woodley, Reading RG5 4BL and advises the LPA of the BNG reasons for exemption.

The proposed development claims exemption from the mandatory 10% BNG requirement as set out in Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), under the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (*inter alia*), because it qualifies as self-build and custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

BNG statement of exemption

1. Site Details

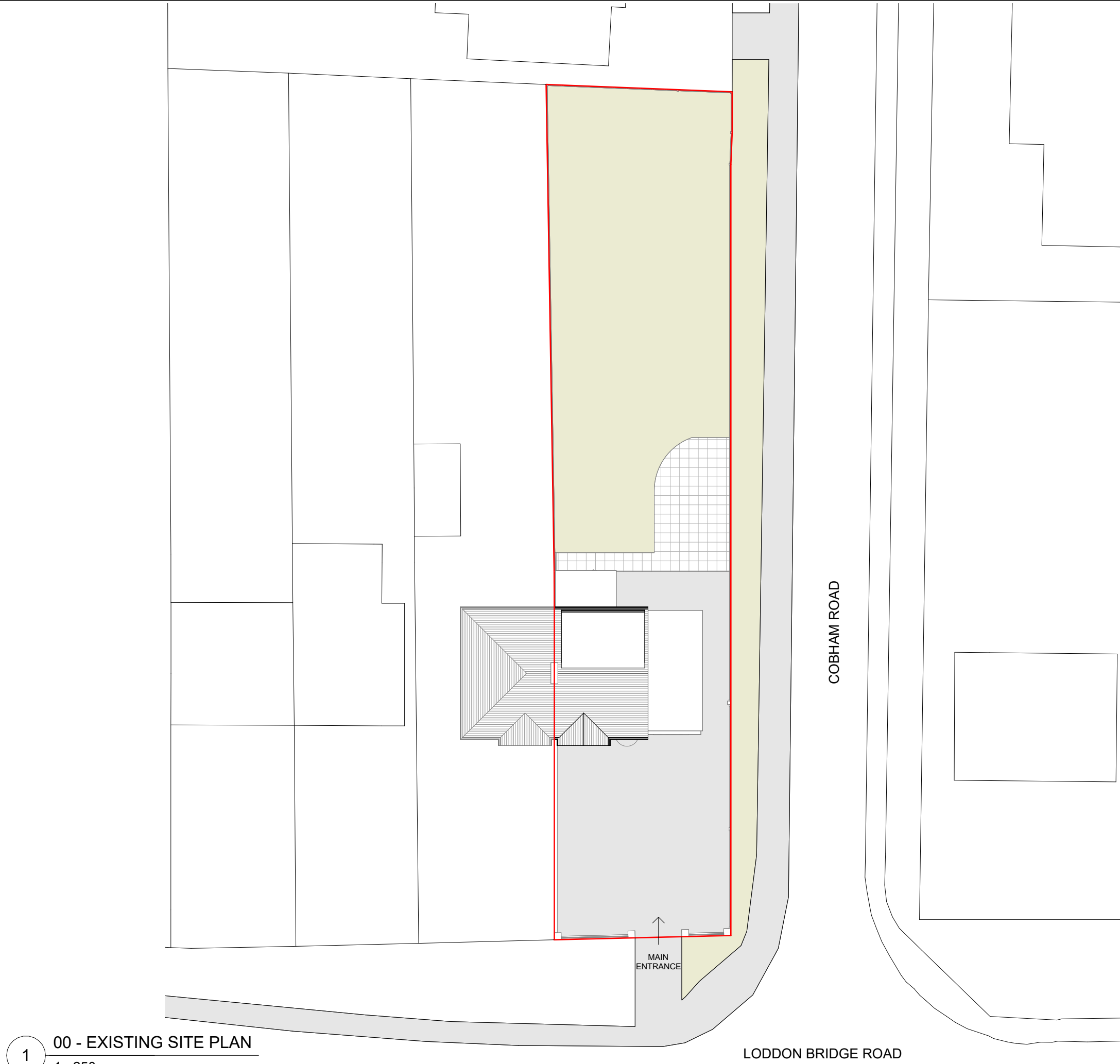
1.1 Site address - 273 Loddon Bridge Road, Woodley, Reading RG5 4BL.

1.2 Proposed development - New dwelling.

1.3 Reasons for BNG exemption - The proposed development claims exemption from the mandatory 10% BNG requirement as set out in Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), for the following reasons provided to KJF Consultancy^{Ltd}.

1. The proposed dwelling is a self-build. under the Self-Build and Housebuilding Act 2015, and that the new dwelling will be completed by:-
 - (a) individuals,
 - (b) associations of individuals, or
 - (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.
 2. The development consists of one dwelling i.e. no more than 9 dwellings.
 3. The total site area is 627m² i.e. does not exceed 0.5 hectares.
 4. The development consists exclusively of self-build or custom-builds as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
 5. The applicant confirms that the development does not impact a "priority habitat" and the total area of habitat affected is below the threshold of 25m² and 5m² for onsite linear habitats (i.e. hedgerows), or that the exemption for self-build takes precedence.
 6. The applicant is [registered/intends to register] on the Local Authority Self-build and Custom Housebuilding Register (<https://www.wokingham.gov.uk/housing-and-tenants/housing-needs/register-self-build-home>). The dwelling is intended to be the primary residence of the applicant for a period of no less than 3 years following completion.
 7. While exempt from the statutory 10% gain, the following measures are proposed to ensure a "no net loss" and provide local enhancements - installation of an integrated bat brick and bird nest brick and the creation of a "hedgehog highway" (13cm x 13cm gaps in fencing).
- 1.4 The existing and proposed site plans provided are attached at appendix 1; the author's credentials are attached at appendix 2.
- 1.5 This report should be forwarded to the LPA as supporting information for the proposed development.

Appendix 1. Existing and proposed plans provided.



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REV	DESCRIPTION		BY	DATE
Title: Scale 1/100 @A3 Drawn by AF Checked by _____ P.L.A.N.N.I.N.G.		Project Title 273 Loddon Bridge Road, Woodley, Reading, RG5 4BL Client: Mr Neel Bhogal		
		Drawing Number 3001-LA-01	Revision X	

Appendix 2. Author's credentials.

Professional affiliations and experience

- Professional Member of The Chartered Institute of Building (MCIOB).
- Chartered Environmentalist (CEnv).
- Professional Member of The Institute of Environmental Management (AIEMA).
- 15 years' experience as an Ecological Consultant.