

EEL535 178 Bearwood Road, Wokingham- Biodiversity Net Gain (BNG) Assessment

Ellendale Environmental Limited was commissioned by Harrison Stevens to undertake a Biodiversity Net Gain (BNG) for Annan Harbour, Annan, Dumfries and Galloway, DG12 6BT ('the site'). The survey has been undertaken to support a planning application for the proposed redevelopment of the site ('the proposed development').

Using current information on the proposed development, this assessment estimates the BNG anticipated to be achieved through the proposed plans and has been undertaken with reference to the Natural England Biodiversity Metric 4.0¹. This is a biodiversity accounting tool used for the purposes of calculating biodiversity net gain for a site and is based on 'biodiversity units' calculated according to the habitats present and their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

In England, BNG is mandatory² under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

The site is located on Bearwood Road in Barkham, a village and civil parish in the borough of Wokingham in Berkshire, England, located approximately two miles south-west of the town of Wokingham. The site is approximately 1.01 hectares in size, comprising an area of amenity grassland, former gravel excavations, broadleaved woodland, amenity planting/introduced shrub and dense areas of rhododendron. To the north and east there are areas of broadleaved woodland and dense rhododendron. To the south there is a residential property and to the west there is Bearwood Road, beyond which are residential properties.

The site was assessed as providing low suitability to support protected species. No evidence of protected species was identified during the survey, and none can

¹ [Natural England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-england)

² From 12th February 2024

realistically be anticipated here. (information from the site has been obtained from a Preliminary Ecological Assessment (PEA) undertaken in 2022³).

The post-development site habitat units have been determined using the Biodiversity Metric 4.0 calculation tool and this is summarised in **Table 1**.

Table 1: Site habitat creation (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Urban	Built linear features	0.016	N/A - Other	0.00	Area of the hard surface treatments
Urban	Built linear features	0.0218	N/A - Other	0.00	Area of the building footprint
Individual trees	Rural tree	0.5537	Poor	1.55	Trees & Multi-stem trees (native) and Orchard Trees (fruiting)
Grassland	Modified grassland	0.0363	Poor	0.07	Herbaceous & Groundcover (native) grassland and planting
Grassland	Modified grassland	0.0965	Poor	0.19	Grassland mix. Emorsgate EH1 hedgerow mixture
Grassland	Lowland meadows	0.1161	Poor	0.26	Wildflower mix. Emorsgate EM8 Meadow Mixture for wetlands.
Urban	Vegetated garden	0.0157	Condition Assessment N/A	0.03	Bulb area
Lakes	Ornamental lake or pond	0.1685	Poor	0.33	Pre existing pond
Woodland and forest	Other woodland; broadleaved	0.1768	Poor	0.59	Pre existing woodland
Grassland	Modified grassland	0.1995	Poor	0.56	Amenity grassland

No hedgerow was noted to be present within the site, and no additional hedgerow is to be added. In addition, the pond located within the site will be enhanced with wetland wildflower mixture.

³ EEL535R2311135SP 178 Bearwood Road Wokingham Preliminary Ecological Assessment

Based on this, the Natural England Biodiversity Metric 4.0 calculation tool indicates that the proposed development will result in a net gain of **59.34%** for non-linear habitats, thus complying with local and national planning policies for biodiversity net gain.

Positive effects for biodiversity are encouraged in new developments by contributing to the enhancement of biodiversity, restoring degraded habitats and building and strengthening nature networks.

Examples of additional biodiversity improvements for the development could include:

- The installation of bird and bat boxes to provide suitable nesting and roosting habitat;
- The plantation of native trees, shrubs and fruit trees to provide important resources, especially for early season pollinators, other insects and birds;
- The plantation of wildflower areas to benefit a large number of species including pollinators, small mammals, birds and other invertebrates;
- The implementation of living roofs (green, brown and blue) or green walls to provide additional food source and shelter for the local wildlife;
- The use of wildlife friendly lighting to reduce the light disturbance for the local wildlife, including bats; and/or
- The installation of ponds to provide an important resource for wildlife.

Appendix A – Landscape Proposal