

Biodiversity Net Gain Assessment

Shinfield Vets,
Shinfield Road,
Reading, RG2 9BE

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1. INTRODUCTION

Portakabin Ltd offer customers temporary schemes installed at pace in recognition to the individual needs of their clients whilst carefully considering specific site restriction, national and local planning policy.

This report sets out derogate from Biodiversity Net Gain requirements in context of the need, site context and long term impact.

2. OBJECTIVES

The purpose of the Biodiversity Enhancement Statement is to:

- Outline the ecological baseline features of interest;
- Lasting impact to existing ecology
- Consideration of mitigation

This Biodiversity Enhancement Statement sets out the key ecological considerations relevant to the development proposals.

3. SITE DESCRIPTION

The application site does not lie within any Conservation Areas.

Surrounding areas are mixed in character with residential properties and private green space. Crosfields School is within close proximity to the development site. Reading University is located approximately 2km to the North of the site, and the M4 is located 1km to the south.

The development site is a hardcore area currently used for informal car parking. No landscaping is planned as part of this proposal. The ecological value of the development site is negligible.

Figure 1.1 – Site location plan



4. OUTLINE ECOLOGY VALUE

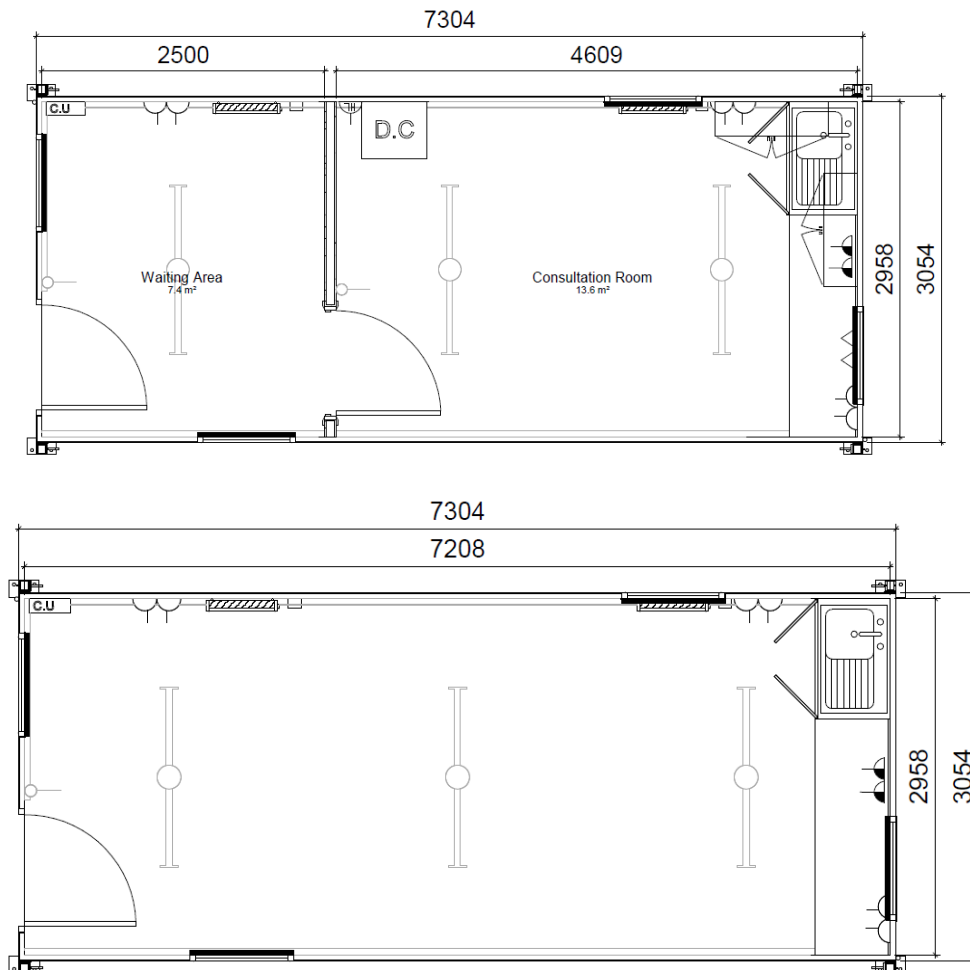
The site currently has low ecological value with limited opportunity for wildlife;

- The development area is a hardcore informal car park.
- Soft landscaping features are minimal across the site with no expanses of grass area.

- Vehicle & pedestrian access means there is limited opportunity for any ecology value.

5. DEVELOPMENT DESCRIPTION

This application seeks full temporary permission for the installation of a temporary Portakabin building to be used as additional consultation rooms for a period of 2 years.



This expansion will allow the surgery, which is already over capacity due to ongoing development in the local area, to continue to operate at full safely. The temporary accommodation will ease pressure and provide additional consultation space and space for use as a staffroom. The proposal will free up space withij their cramped building and will be used for a period of 104 weeks.

6. BIODIVERSITY METRICS

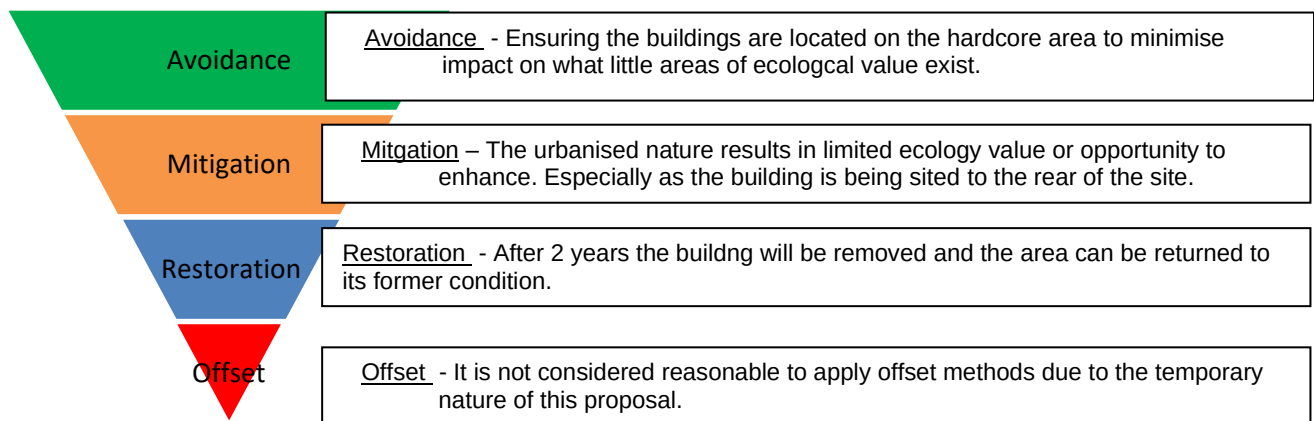
In accordance with statutory biodiversity metric consideration of the following habitat should be measured including:

- grassland
- hedgerows
- lakes

- woodland
- watercourses such as rivers and streams
- Trees

The development area as outlined in red (see enclosed Location Plan) does not include any ecologically valuable features.

6.1 MITIGATION HIERARCHY



7. SUSTAINABILITY

Portakabin Ltd have a proud legacy of sustainability, which is evident in its manufacturing process and delivery to meet the needs of our end users. A wholly sustainable method of providing functional buildings quickly with minimal disruption to the surrounding area, off site prefabrication and fit out ensure both quality and material /energy wastage are stringently monitored. Considered a reusable product, Portakabin buildings have a unique ability to be reconfigured and delivered to subsequent projects, thereby inherently reducing waste thus a far more sustainable construction model than a traditional build. Overall design accommodates the Vets needs in an efficient manner to deliver medical services whilst avoiding unnecessary waste.

8. CONCLUSIONS

This Biodiversity Net Gain Statement describes the current baseline conditions and sets out justification to derogate from requirements.

The site currently has low ecological value with no feasible locations to include enhancements to achieve 10% gain.

A temporary scheme, there will be no lasting impact and land will be repurposed once the building is no longer needed.

The development area does not include any measurable habitats thus an ecology assessment or 10% BNG gain is considered neither reasonable nor practical.