

Shinfield Park, Whitley Wood Lane,
Shinfield, Wokingham

Biodiversity Gain Plan

December 2025

Quality Management	
Client:	Wrenbridge (FRELD) Reading LLP
Project:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham
Report Title:	Biodiversity Gain Plan
Project Number:	1006856
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Prepared/Reviewed by:	CK/BB
Date:	12/12/2025

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1 Introduction

1.1 Background and Permitted Development

- 1.1.1 Aspect Ecology Ltd is acting on behalf of Wrenbridge (FRELD Reading LLP) in relation to ecological matters in respect of the consented development of land at Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, centred at OS grid reference SU 72815 69048, hereafter referred to as 'the site' (see Plan 6856/ECO1).
- 1.1.2 The site is in receipt hybrid planning permission, granted by Wokingham Borough Council on 14/10/2025, for the redevelopment of the site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition (Planning ref: 250415).
- 1.1.3 As detailed within the Decision Notice for the planning application *"planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development."*

1.2 Purpose of the Report

- 1.2.1 The purpose of this document is to provide the required Biodiversity Gain Plan (BGP), to address the requirements of biodiversity gain condition.
- 1.2.2 This document has been based upon the landscape plans submitted for the consented non-material amendment application (Planning ref: 252635), which incorporated minor changes to soft and hard landscaping.

2 Biodiversity Gain Plan

2.1 Submission Details

Applicant Details

- 2.1.1 The applicant in relation to the proposed development remains as follows (as for the consented planning application):

Applicant	Wrenbridge (FRELD Reading LLP)
Address	Mill House, Mill Court, Whittlesford, Cambridgeshire, CB22 5LD
Contact Email	robin.means@wrenbridge.co.uk
Telephone	01223 845845

Name and Address of the person completing the plan

- 2.1.2 This document has been prepared by Aspect Ecology on behalf of Wrenbridge (FRELD Reading LLP):

Prepared by	Corol Knight / Brennan Briggs
Company	Aspect Ecology Ltd
Address	Hardwick Business Park, West Court, Noral Way, OX16 2AF
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Telephone	01295 279721

2.2 Planning Application Reference

- 2.2.1 This document relates to planning permission reference **250415**, granted by Wokingham Borough Council on 14/10/2025.

2.3 Description of Development

- 2.3.1 The development comprises: *full planning permission for the proposed redevelopment of the site for flexible employment use (Use Class E(g) (ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.*

2.4 Completed Biodiversity Metric Calculation

- 2.4.1 A copy of the completed statutory BNG Metric Calculation tool is provided to accompany this document as a separate Excel document. (File ref: 6856 BNG vf1).

2.5 Arrangements for Maintenance and Monitoring of habitat enhancements to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which will be maintained for at least 30 years after the development is completed)

- 2.5.1 Paragraph 9(3) of Schedule 7A to the 1990 [Town and Country Planning] Act relates to the maintenance and monitoring of habitats that are considered to provide a significant increase in the biodiversity value of the site in relation to the pre-development biodiversity value.

- 2.5.2 Guidance sets out that '*Significant enhancements are areas of habitat enhancement which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development.*' As can be seen from the completed metric, the proposed habitats that contributes to the proposed development's BNG value are:

- Other neutral grassland;
- Modified grassland;
- Mixed scrub;
- Other woodland; broadleaved;
- Species-rich native hedgerows;
- Native hedgerows; and
- Individual trees.

- 2.5.3 The proposed development also includes areas of introduced shrub, rain garden and other green roof, however each of these contributes a combined 0.25 habitat units and without these habitats the development is still able to achieve in excess of a 10% net gain in habitat units. Additionally, non-native and ornamental hedgerow contribute just 0.28 hedgerow units and without this habitat the development is still able to achieve in excess of a 10% net gain in hedgerow units. Accordingly, these features do not contribute significantly to the proposed development's BNG score and therefore, in accordance with the legislation, their implementation does not need to be secured as part of the BGP and, similarly, 30 years of maintenance and monitoring of these features does not need to be secured.

- 2.5.4 Details of the proposed maintenance and monitoring measures for the significant on-site habitat creation are secured by Condition 19 of the planning permission, which requires the submission of a 30-year Habitat Management and Monitoring Plan (HMMP).

2.6 How the biodiversity gain hierarchy will be adhered to, and where to the extent any actions in that hierarchy are not followed, the reason for that

2.6.1 The 'biodiversity gain hierarchy' is defined at Article 37A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to mean the following actions (in order of priority):

'(a) in relation to onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than four—

- (i) avoiding adverse effects of the development, or*
- (ii) insofar as those adverse effects cannot be avoided, mitigating those effects;*

(b) in relation to any onsite habitat which is adversely affected by the development, compensating for that adverse effect by—

- (i) habitat enhancement of onsite habitat;*
- (ii) insofar as there cannot be that enhancement, creation of onsite habitat;*
- (iii) insofar as there cannot be that creation, the availability of registered offsite biodiversity gain for allocation to the development;*
- (iv) insofar as registered offsite biodiversity gain cannot be allocated to the development, the purchase of biodiversity credits.'*

Avoiding adverse effects of development

2.6.2 As set out above, the biodiversity gain hierarchy relates to onsite habitats with a distinctiveness score of four or higher within the biodiversity Metric (therefore representing habitats or *medium* distinctiveness or higher).

2.6.3 In regard to the site, as set out within the BNG Metric, the vast majority of existing habitats within the site are of low (and therefore below the threshold level set out).

2.6.4 There is one high distinctiveness habitats within the site in the form of lowland mixed deciduous woodland. The medium distinctiveness habitats present on site include other woodland; broadleaved, other neutral grassland and urban trees. It has not been feasible to avoid adverse effects on these habitats altogether, therefore mitigation is required in the form of suitable replacement on-site / off-site habitat.

Compensating adverse effects of development

2.6.5 Biodiversity net gain will be achieved through on-site habitat creation, as set out in the on-site habitat creation section of the Metric, which will provide appropriate compensation, as confirmed by the overall positive BNG result calculated using the Metric tool. Additionally, in order to address trading rules off-site units will be delivered by a suitable BNG broker.

Overall adherence to the BNG Hierarchy and associated reasons

2.6.6 On the basis of the above, the BNG hierarchy will be adhered to under the consented development and accordingly, no further reasoning is required in this regard.

2.7 Relevant date for the purposes of calculating the pre-development biodiversity value of onsite habitats

- 2.7.1 As set out within the December 2025 BNG Assessment, the pre-development biodiversity value of the onsite habitats is based on the position recorded during the most recent survey work undertaken on 11/06/2024.

2.8 Pre-development and post-development plans

- 2.8.1 The locations of pre-development onsite habitats are shown on enclosed Plan 6856/BNG1.
- 2.8.2 The locations of post-development onsite habitats are shown on Plan 6856/BNG2.

2.9 Degradation

- 2.9.1 During the survey work undertaken in June 2024 no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30/01/2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work.

2.10 Irreplaceable Habitats

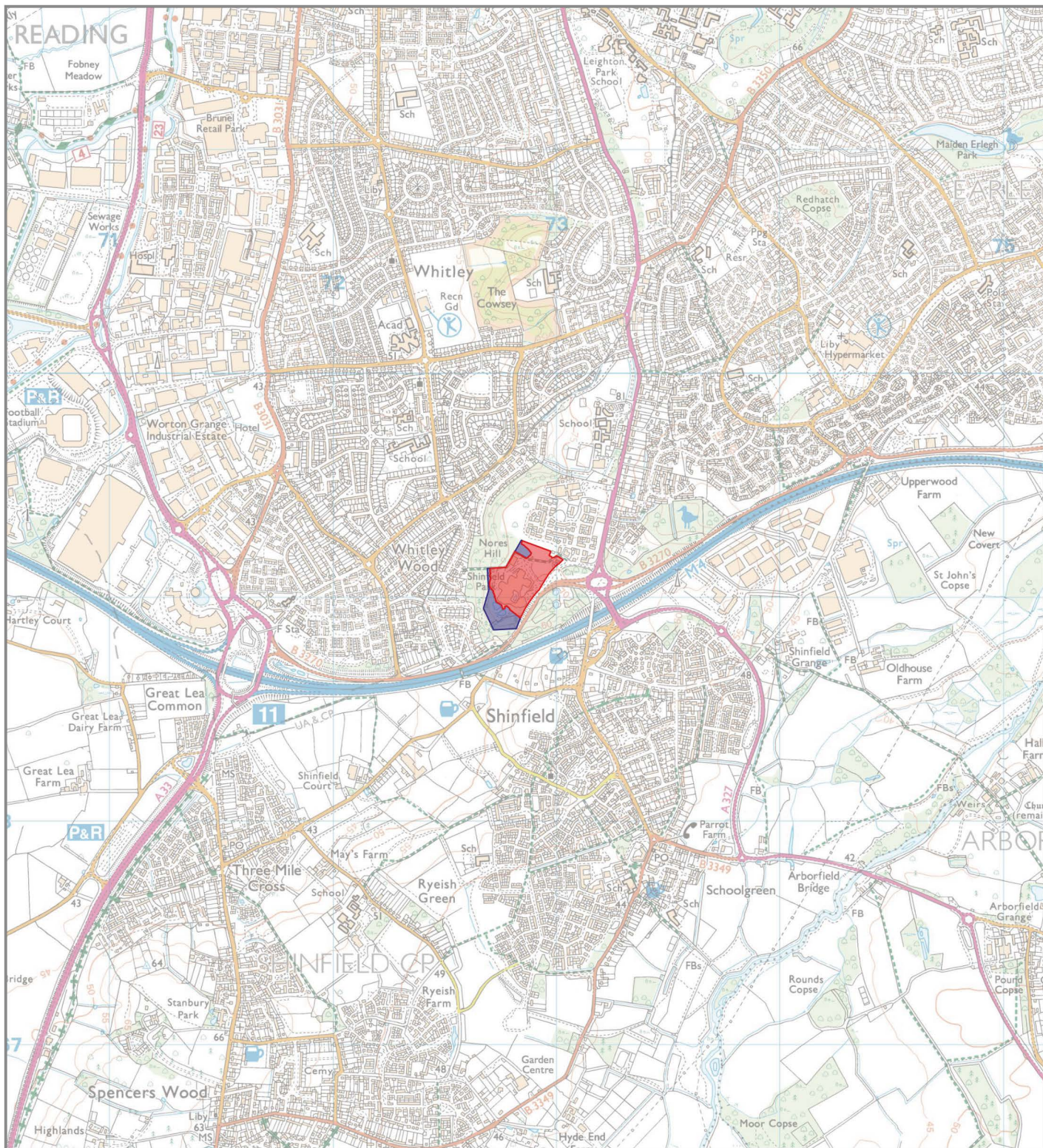
- 2.10.1 As set out in the February 2025 BNG Assessment, the site does not contain any irreplaceable habitats and, accordingly, the consented development will not result in any impacts on the biodiversity of irreplaceable habitats. As such, there is no requirement for compensation measures in regard to such impacts.

3 Summary and Conclusions


- 3.1 This report sets out a Biodiversity Gain Plan, in order to address the stated requirements of the biodiversity gain condition of the planning permission (ref: 250415), in respect of the proposed re-development of the site.
- 3.2 It is concluded that the details set out in this report satisfy the requirements of the biodiversity gain condition, therefore this condition can be approved by the planning authority.

Plan 6856/ECO1:

Site Location



Key:

-  Site Location
-  Wider Survey Area

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Shinfield Park, Reading

Site Location

6856/BNG1

B/LS

January 2025

CK/BG

PROJECT

TITLE

DRAWING NO.

REV

DATE

QC



Plan 6856/BNG1:

Pre-development Habitats



- Key:
- Sit e Boundary
 - Artificial unvegetated, unsealed surface (0.0375ha)
 - Developed land; sealed surface: Building (1.4025ha)
 - Developed land; sealed surface: Hardstanding (2.9400ha)
 - Introduced shrub (0.2900ha)
 - Lowland mixed deciduous woodland - Moderate Condition (0.0150ha)
 - Mixed scrub - Poor Condition (0.0075ha)
 - Modified grassland - Moderate Condition (0.4775ha)
 - Ornamental lake or pond (0.0175ha)
 - Other neutral grassland (0.0550ha)
 - Other woodland; broadleaved - Moderate Condition (0.1875ha)
 - Other woodland; broadleaved - Poor Condition (0.0950ha)
 - Line of trees (0.135km)
 - Species-rich native hedgerow (0.035km)
 - Large Urban tree [4]
 - Medium Urban tree [46]
 - Small Urban tree [48]

0 10 20 30 40 m
Scale at A3 - 1:1300

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Shinfield Park, Reading

Pre-development Habitat Mapping

6856/BNG1

K/LS

February 2025

CK/LS



Plan 6856/BNG2:

Post-development Habitats



- Key:
- Site Boundary
 - Proposed Artificial unvegetated, unsealed surface (0.1625ha)
 - Proposed Developed land; sealed surface: Building (1.7900ha)
 - Proposed Developed land; sealed surface: Hardstanding (1.9850ha)
 - Proposed Introduced shrub (0.1150ha)
 - Proposed Mixed scrub (0.1400ha)
 - Proposed Modified grassland - Moderate Condition (0.0100ha)
 - Proposed Modified grassland - Poor Condition (0.1775ha)
 - Proposed Other green roof (0.0075ha)
 - Proposed Other neutral grassland (0.8175ha)
 - Proposed Other woodland; broadleaved (0.2475ha)
 - Proposed Rain garden (0.0125ha)
 - Retained Other woodland; broadleaved (0.0600ha)
 - Proposed Small Urban Tree [282]
 - Retained Large Urban Tree [1]
 - Retained Medium Urban Tree [25]
 - Retained Small Urban Tree [20]
 - Proposed Native hedgerow (0.32km)
 - Proposed Non-native and ornamental hedgerow (0.295km)
 - Proposed Species-rich native hedgerow (0.17km)
 - Retained Line of trees (0.135km)

0 10 20 30 40 m
Scale at A3 - 1:1300

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Shinfield Park, Reading

Post-development Habitat Mapping

6856/BNG2

K/DO

December 2025

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