

Lister Wilder, Spencer's Wood

Preliminary Ecological Appraisal Survey Report

Lister Wilder Ltd



18th February 2026

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The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to work

Executive Summary

Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Context of the development

The proposed development:

- Demolition of building 1 - 9 and 11 on Site.
- Construction of new parking area on the southern end of the Site.
- Construction of new building on Site.
- Creation of storm water attenuation pond towards the northeastern corner of site.
- Creation of new 15m wide landscape buffer on the eastern edge of the Site.
- Creation and implementation of a bat loft in building in Building 10.

Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat survey were carried out.

Key issues

Site had LOW potential for amphibians during their terrestrial phase. It had NEGLIGIBLE potential for reptiles within the current standing of the Site but LOW to MODERATE potential within the wider Site for reptiles. It has NEGLIGIBLE to LOW potential for terrestrial mammals, including the European badger. It also has NEGLIBLE roosting potential for bats within buildings 2, 3, 4, 5, 6, 7, 10 & 11 and LOW roosting potential within buildings 1, 8, 9 & 12. MODERATE foraging and commuting potential for bats and NEGLIGIBLE bird breeding potential in all buildings on Site but MODERATE bird breeding potential within the wider Site.

Further surveys

Table 1. Further surveys required and result highlights. It is necessary to refer to the appropriate report for further details.

Further surveys required	Date of completion	Result
eDNA	28/05/2025	GCN do not present an ecological constraint to the proposed works.
Bat Emergence Survey of Building 1	17/06/2025 10/07/2025 31/07/2025	Multiple bat species recorded. No building works must take place until an EPSL has been issued.
Bat Emergence Survey of Building 8	17/06/2025	Ambient bat activity recorded.
Bat Emergence Survey of Building 9	17/06/2025 10/07/2025 31/07/2025	Multiple bat species recorded. No building works must take place until an EPSL has been issued.
Bat Emergence Survey of Building 12	17/06/2025	Ambient bat activity recorded.

Conclusions

Mitigation and habitat enhancement measures should be set out in a Construction Environmental Management Plan (CEMP). This will be informed by this report and the results of the bat emergence and great crested newt surveys.

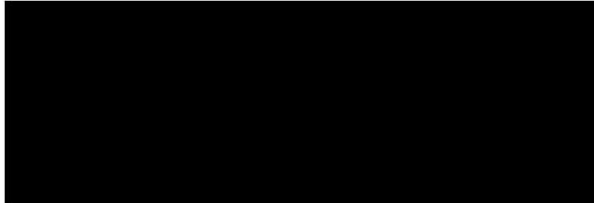
The statutory metric was run on 28th of November 2025, see Appendix 4 where three options to achieve 10% biodiversity gain for the proposed scheme are set out.

Regarding protected species, GCN do not present an ecological constraint to the proposed works. EPSL for multiple bat species will be required before certain work begins, see Appendix 3 for habitat enhancement measures.

Declaration

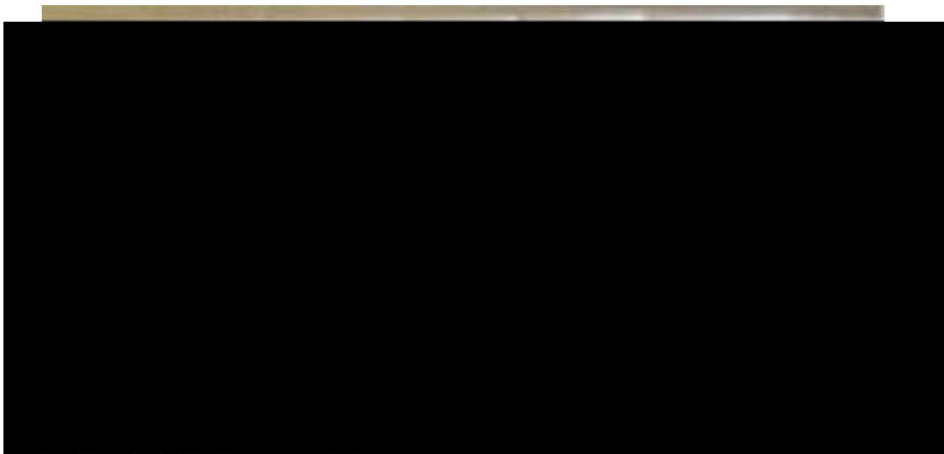
I confirm that the information provided in this document is truthful and accurate at the time of completion.

Project manager: Daniel Ahern CEnv MCIEEM FLS



Lead ecologist & Report writer: Megan Conway BSc

Signature:



Date: 18th February 2026

1. Introduction

1.1. Background

- 1.1.1. In October 2024, Daniel Ahern Ecology Ltd was commissioned by Lister Wilder Ltd to undertake an ecological appraisal of a set of buildings and its grounds located to the southwest of Spencers wood village in Berkshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- 1.1.2. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EclA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

1.2. Site description

- 1.2.1. Lister wilder and its surrounding land, hereafter referred to as 'the Site', measures approximately 2.8ha and is situated on White house lane, which runs to the south of the site (approximate OS grid reference: SU 70865 65919), see Fig. 1 below.
- 1.2.2. The Site comprised buildings, artificial unvegetated unsealed surface, other developed land, tall ruderals, dense scrub, Arrhenatherum neutral grassland as well as hedgerow and small areas of modified grassland.
- 1.2.3. The proposed developments and alterations to the site are as followed:
- Demolition of building 1 - 9 and 11 on Site.
 - Construction of new parking area on the southern end of the Site.
 - Construction of new building on Site.
 - Creation of storm water attenuation pond towards the northeastern corner of site.
 - Creation of new 15m wide landscape buffer on the eastern edge of the Site.

Figure 1. Site location with the red line boundary.



2. Planning & Legislation

2.2. Legislation

The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2010 (as amended).
- Environment Act 2021

2.3. Planning policies

2.3.3. This report is prepared with reference to the National Planning Policy Framework 2024.

3. Methods

3.2. Desk study

- 3.2.3. The following publicly accessible websites were searched for relevant ecological information:
- <http://planningguidance.planningportal.gov.uk/>
 - <http://jncc.defra.gov.uk/page-1376> (summary of nature conservation legislation)
 - www.ukbap.org.uk (archived 2012)
 - www.google.com for aerial photography
 - <https://magic.defra.gov.uk/magicmap.aspx>
- 3.2.4. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Thames Valley Environmental Records Centre (TVERC).

3.3. Field survey

- 3.3.3. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 3.3.4. The survey was conducted on the 30th October 2024 by Megan Conway
- 3.3.5. The weather conditions were good with an average temperature of 12°C.
- 3.3.6. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.
- 3.3.7. The presence of any Category 9 invasive non-native plant species was recorded.
- 3.3.8. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 3).
- 3.3.9. The site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2010 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.

- 3.3.10. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

3.4. Limitations

- 3.4.3. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.
- 3.4.4. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.
- 3.4.5. Unable to access internally building 4 on Site.

4. Baseline Ecological conditions

4.2. Desk study

- 4.2.3. The TVERC data search confirmed that there were no statutory wildlife sites recorded within 1km of the Site.
- 4.2.4. The TVERC data search confirmed that there were 3 non-statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 1 and Figure 2 below.

Table 2. The details of the Non-Statutory Wildlife Sites Within 1km of the site.

Designation	Name	Area (ha)
LWS	Normans Shaw	0.91
LWS	Wood north of Beech Hill Coverts / Clayhill	1.45
LWS	Woods between Whitehouse and Highlands	11.38

Lister wilder, Spencers wood
Designated Sites Map

Thames Valley Environmental Records Centre

Woods Between Whitehouse & Highlands

Norman's Shaw

Wood North of Beech Hill Coverts/Clayhill

500 m

Berkshire Local Wildlife Site

Map produced by Thames Valley Environmental Records Centre in 2024
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Eleven bat and a great crested newt EPSL have been granted within 2km of the site. The bat licences covered three species: common pipistrelle *Pipistrellus pipistrellus* , soprano pipistrelle *Pipistrellus pygmaeus*, brown long eared *Plecotus auritus*.

Table 3. The details of EPSL's within 2km of the Site.

Case reference	Species	Distance (m) and direction from site
EPSM2009-1397	Brown long-eared	1598m northeast
2016-25203-EPS-MIT	Common pipistrelle, Brown long-eared	1366m northwest
EPSM2013-6319	Common pipistrelle	1104m northeast
2015-13523-EPS-MIT	Great crested newt	1675m southeast
2015-15306-EPS-MIT	Brown long-eared	1509m northeast
EPSM2012-5103	Soprano pipistrelle, Brown long-eared	1706m north
EPSM2013-5997	Common pipistrelle, Soprano pipistrelle	1931m southeast
EPSM2010-1956	Common pipistrelle, Soprano pipistrelle	1886m southeast
2017-31574-EPS-MIT	Brown long-eared	1782m northeast
2017-32777-EPS-MIT	Brown long-eared	1782m northeast
2017-32777-EPS-MIT-1	Brown long-eared	1782m northeast
2018-35272-EPS-MIT	Common pipistrelle	1852m west

4.2.5. Protected species records for the following taxa recorded within 1 km of the Site are set out in Table 4, below.

Table 4. Protected species records within 1km of the Site.

Species name	Number of records
Amphibians	
Common frog	20
Common toad	1
Great crested newt	15
Palmate Newt	7
Smooth newt	43
Mammals	
Badger	21
Brown long eared	7
Common Pipistrelle	31
Daubentons	1
Hedgehog	8
Nathusius's Pipistrelle	1
Noctule	5
Serotine	2
Soprano Pipistrelle	7
Water vole	1
Reptiles	
Slow worm	1

4.2. Site survey

4.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 5, below.

4.2.2. A UKHab 2.0 map of the site is set out in Figure 3 & Table 5 below (see appendix 5)

Table 5. UKHab 2.0 types & Species recorded on or adjacent to the Site.

Habitat type	Species recorded	Percentage present
g3c – other neutral grassland (Secondary code 16 : tall herb)	Nettle – <i>Urtica dioica</i>	20%
	Dock – <i>Rumex</i> sp.	20%
	Thistle – <i>Cirsium</i> sp.	20%
	Cow parsley – <i>Anthriscus sylvestris</i>	25%
g3c5 – Arrhenatherum neutral grassland	False oat grass - <i>Arrhenatherum elatius</i>	45%
	Cocksfoot - <i>Dactylis glomerata</i>	25%
	Perennial rye grass – <i>Lolium perenne</i>	15%
	Sorrel – <i>Rumex acetosa</i>	5%
	Ribwort plantain – <i>Plantago lanceolata</i>	10%
h3 – dense scrub	Bramble – <i>Rubus fruticosus</i>	75%
	Blackthorn – <i>Prunus spinosa</i>	25%
h2 – hedgerow	Blackthorn – <i>Prunus spinosa</i>	50%
	Bramble – <i>Rubus fruticosus</i>	15%
	Hawthorn - <i>Crataegus monogyna</i>	35%
w1g – other woodland, broadleaved	Oak – <i>Quercus robur</i>	20%
	Holly - <i>Ilex aquifolium</i>	10%
	Beech - <i>Fagus sylvatica</i>	15%
	Ash - <i>Fraxinus excelsior</i>	20%
	Ivy – <i>Hedera helix</i>	15%
	Bramble – <i>Rubus fruticosus</i>	15%

4.2.3. No category 9 invasive plants were recorded within the survey area.

Figure 3. UKHab 2.0 map of the Site with redline survey boundary.



4.2.4. Table 6 contains details of the potential for protected species and groups to be present.

Table 6. Protected species potential on Site.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	LOW	Common frog, great crested newt, smooth newt	No evidence recorded on or adjacent to the Site. LOW to MODERATE potential for the Site to be used by amphibians in their terrestrial phase due to the presence of 2 ponds within 250m of the Site.
Badgers	LOW	Yes	No evidence recorded on or adjacent to the Site. Potential to use the site for commuting and foraging.
Bats	MODERATE foraging & commuting NEGLECTIBLE to LOW roosting potential	Barbastelle, brown long-eared, common pipistrelle, Daubentons, Nathusius's pipistrelle, noctule, serotine, soprano pipistrelle, whiskered	MODERATE commuting and foraging potential across the wider Site. NEGLECTIBLE bat roosting potential within buildings 2,3,4,5,6,7,10,11. LOW bat roosting potential within buildings 1, 8, 9 and 12.

Birds	MODERATE to HIGH foraging and commuting	Pied flycatcher, lapwing, brambling, woodcock,	MODERATE potential across the Site for foraging, commuting across the wider Site. NEGLIGIBLE to LOW nesting potential within all the buildings on Site.
Dormice	NEGLIGIBLE to LOW	Yes.	NEGLIGIBLE to LOW potential for dormouse in a small area of bramble scrub on the eastern boundary of current Site and in hedgerow which goes from the eastern edge of Site to the northern edge of the Site.
Otter	NEGLIGIBLE	Yes.	no suitable habitat recorded on Site.
Reptiles	LOW to MODERATE	Common Lizard, Slow worm	NEGLIGIBLE potential across the current site where the buildings and hard standing on Site is currently. LOW to MODERATE potential across the Arrhenatherum grassland which is on the wider Site.
Water vole	NEGLIGIBLE	No.	No suitable habitat recorded on Site.

5. Ecological constraints and opportunities

5.2. Designated nature conservation sites

- 5.2.3. The TVERC data search confirmed that there was no statutory and three non-statutory wildlife sites recorded within 1km of the Site. The nearest non-statutory wildlife site, Woods between Whitehouse and highlands is located c115m to the northwest of the Site boundary.
- 5.2.4. It is considered unlikely that the proposed development will have a significant negative impact to the conservation status of any of the statutory or non-statutory wildlife sites present within 1km of the Site.

5.3. Habitats

- 5.3.3. The proposed development of the Site will result in the modification and loss of some of the existing habitats on Site, principally areas of g3c5 Arrhenatherum neutral grassland, g3c (secondary code 16) tall forbs , u1b5 buildings, h3 dense scrub, u1b6 other developed land and u1c artificial unvegetated unsealed surface. The impact is assessed to be restricted to Site level.
- 5.3.4. None of the habitats adjacent to the Site are being affected with this development.

5.4. Fauna

- 5.4.3. The Site had LOW potential for amphibians in there terrestrial phase. It had NEGLIGIBLE potential for reptiles within the current standing of the Site but LOW to MODERATE potential within the wider Site for reptiles. It has NEGLIGIBLE to LOW potential for terrestrial mammals, including the European badger. It also has NEGLIBLE roosting potential for bats within buildings 2,3,4,5,6,7,10,11 and LOW roosting potential within buildings 1,8,9,12. but MODERATE foraging and commuting potential for bats and NEGLIGIBLE bird breeding potential in all buildings on Site but MODERATE bird breeding potential within the wider Site.

6. References

- English Nature (now Natural England) (2002) *Badgers and Development*; English Nature, Peterborough, UK
- Forestry Commission (2005) *Managing Woodland Open Space for Wildlife*
- Gent, T. & Gibson, S. (2003) *Herpetofauna Workers' Manual*; JNCC, Peterborough
- Harris, S., Cresswell, P. & Jeffries, D. (1989) *Surveying Badgers – An occasional publication of the mammal society – No. 9*. Mammal Society, London
- HMSO (1981) *The Wildlife and Countryside Act (as amended)*; London
- HMSO (1992) *The Protection of Badgers Act*; London
- HMSO (1994) *Biodiversity: The UK Action Plan*; London
- HMSO (2000) *The Countryside and Rights of Way Act*; London
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- CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*; IEEM
- Rose, F. (1981) *The Wild Flower Key*; Frederick Warne
- Rose, F. (1989) *Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe*; Viking
- UKHab Ltd (2023) *UK Habitat Classification Version 2.0* <https://www.ukhab.org/>

7. Appendices

APPENDIX 1

Photo 1 – u1b5 – buildings and u1b6 – other developed land. (buildings 12 & 10)



Photo 2 – u1b5 – buildings and u1b6 – other developed land. (buildings 1 & 10)



Photo 3 – u1b5 – buildings and u1b6 – other developed land. (building 9)



Photo 4 – u1b5 – buildings and u1b6 – other developed land. (building 10)



Photo 5 – u1b5 – buildings and u1b6 – other developed land. (buildings 6 & 7)



Photo 6 – u1b5 – buildings and u1b6 – developed land, sealed surface and g4-modified grassland. (building 11)



Photo 7 – u1b5 – buildings and u1b - developed land, sealed surface and g4-modified grassland. (buildings 4 & 5)



Photo 8 - u1b5 – building. (building 2)



Photo 9 – u1b5 – buildings and g3c5-arrenathrum neutral grassland. (building1)



Photo 10 – u1b5 – buildings and g4-modified grassland. (building 3)



Photo 11 – w1g – other woodland deciduous.



Photo 12 – h3 – dense scrub and g3c5 – arrenathrum neutral grassland.



Photo 13 – g3c5 – arrenatrhum neutral grassland and h2- hedgerow.



Photo 13 – g3c5 – arrenatrhum neutral grassland, h2- hedgerow and w1g – other woodland deciduous.



Photo 14- internals of building 9.



photo 15- internals of building 11.



Photo 16- internals of building 1.



Photo 17 – internals of building 12.



Photo 18 – u1c – artificial, unvegetated unsealed surface.



APPENDIX 2

Headline results from the full statutory metric – Option B

Lister Wilder

Return to results menu

Headline Results

Scroll down for final results

On-site baseline	Area habitat units	14.27	
	Hedgerow units	1.95	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	13.99	
	Hedgerow units	3.32	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.28	-1.96%
	Hedgerow units	1.37	70.38%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.28	
	Hedgerow units	1.37	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Ensure bespoke compensation has been agreed where stated			
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.28	
	Hedgerow units	1.37	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.96%	
	Hedgerow units	70.38%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries		
Unit Type	Target	Baseline Units	Units Required
Area habitat units	10.00%	14.27	15.70
Hedgerow units	10.00%	1.95	2.15
Watercourse units	10.00%	0.00	0.00
Unit Deficit			
			1.71
No additional hedgerow units required to meet target ✓			
No additional watercourse units required to meet target ✓			
Input errors/rule breaks present in metric			

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Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	14.27	
	Hodgerson units	1.95	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	11.86	
	Hodgerson units	3.32	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-2.41	-16.86%
	Hodgerson units	1.37	70.38%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hodgerson units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hodgerson units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hodgerson units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.41	
	Hodgerson units	1.37	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hodgerson units	0.00	
	Watercourse units	0.00	
Ensure bespoke compensation has been agreed where stated ▲			
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.41	
	Hodgerson units	1.37	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-16.86%	Total net gain achieved is less than target set ▲
	Hodgerson units	70.38%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

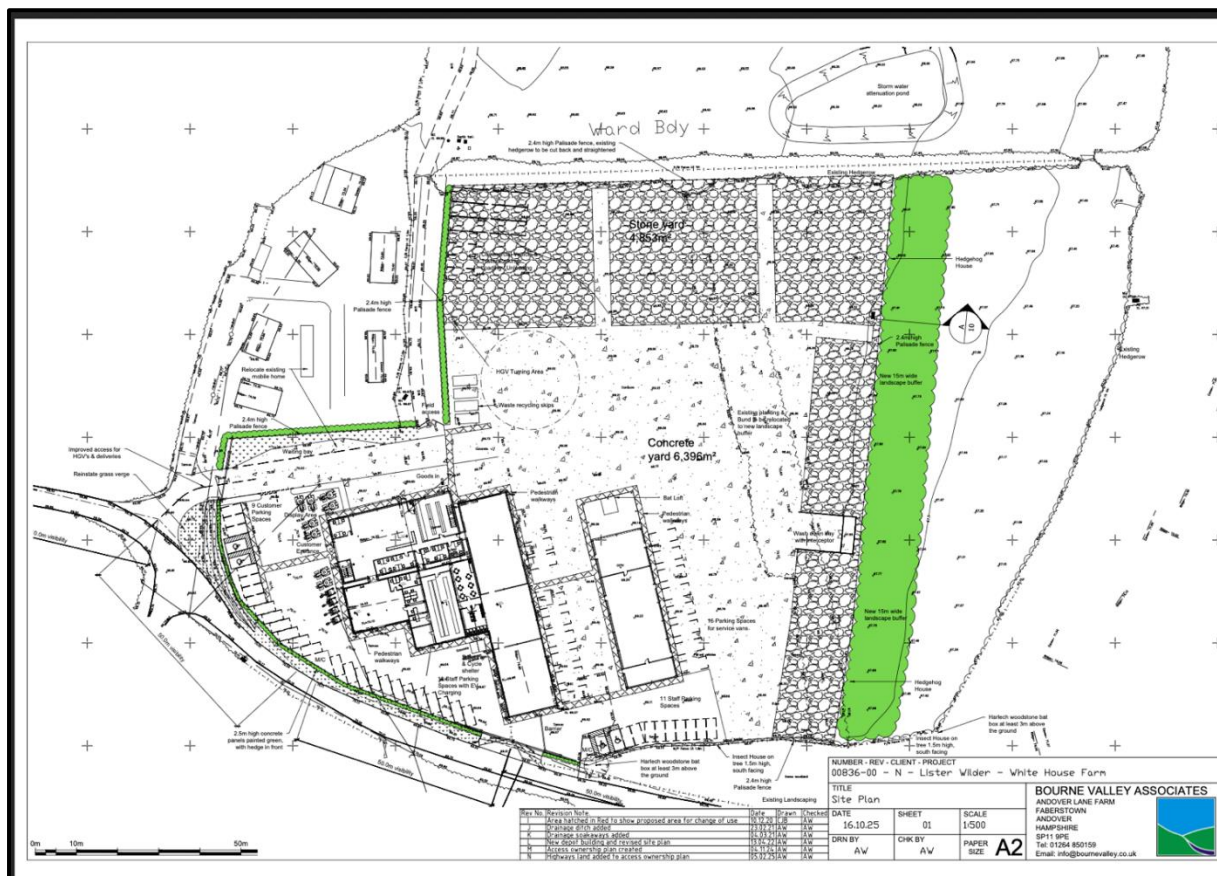
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	14.27	15.70	3.83
Hodgerson units	10.00%	1.95	2.15	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional Hodgerson units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

APPENDIX 3

Habitat enhancement measures that are going to be put in place following Phase 2 Surveys.



APPENDIX 4 – Biodiversity Net Gain off-set options

Option A uses some of the offsite land within the blueline and results in a net gain of 26.85%, using both land within the redline of the Site and some of the adjacent land. An offsite area of 1.5 hectares would be needed to achieve 10% net gain for the development. 200 trees would be planted along the mixed scrub bund and the other neutral grassland, which is unaffected by the proposed development. Any offset within this site of less than 1.5 hectares will fail trading rules within the statutory metric.

The amount of the off-site land that would be needed to offset the development within its own blueline boundary can be seen below, anything under this size would achieve net gain but fail trading rules of BNG.



NB: Habitat types can only be traded within a distinctiveness class and within the same broad habitat type, or with a higher distinctiveness class. Habitat types cannot be traded between different broad habitat categories. For example, heathland or scrub (broad habitat types) cannot be used to offset losses in medium grassland (a different broad habitat type). Therefore, for Options B and C, the figures presented relate specifically to the medium grassland habitat units— representing the number of units lost within the medium grassland broad habitat type.

Option B uses the whole section of redline for the grassland to the east of the bund belt to be enhanced as good other neutral grassland and 200 trees to be planted within the mixed scrub bund that is going to be created on the site. This would result in a net loss of 1.96%, which equates to 1.71 habitat units (appendix 2-option B). In light of the trading rules, see above, it is required to purchase 3.89 medium distinctiveness habitat units to achieve the required 10% net gain.

Two options to purchase 3.89 medium distinctiveness habitat from the Environment Bank can be seen below.

Off-site Biodiversity Unit proposal – option 1 metric v2

We can supply the off-site Biodiversity Units you require from our Central Bedfordshire Habitat Bank which is secured under a conservation covenant with RSK Biocensus and expected to be listed on the biodiversity gain sites register in February 2026. Learn more about the Habitat Bank via our [BNG network](#).

Biodiversity Unit type impacted	Distinctiveness	Number of Units impacted	Unit type provided	Distinctiveness	Habitat Bank	Proximity	Number of Units provided	Total cost (exc. VAT)
Grassland	Medium	3.89	Lowland meadows	Very high	CBED2303	Adjacent	3.89	£103,085.00
	TOTAL	3.89				TOTAL	3.89	£103,085.00

This table outlines the indicative costs for Biodiversity Units based on your metric. These costs cover the entire 30-year BNG period in a one-off payment. There are no additional fees (e.g. legal or agency costs) or ongoing/recurring payments. We undertake the liability for all habitat maintenance and management, giving you a 'clean break'.

Please note: This is a quotation only and should not be used as evidence of Biodiversity Unit availability or purchase. Until a reservation or full payment is received, the Biodiversity Units are not secured for the development and may be purchased by another developer in the interim. Biodiversity Units are subject to availability and contract. This quote is valid for 30 days from the date it was sent. We have a minimum transaction fee of £2,500. If you intend to initially reserve your Biodiversity Units and pay the balance once planning permission is granted, it is essential that any updates to your metric are shared with us in the interim. If you intend to proceed straight to full purchase, it is essential that we have the final version of your metric. This will ensure that, when we allocate the Biodiversity Units to your development on the biodiversity gain sites register, the number of Units purchased and allocated is accurate, matching the information contained in your biodiversity gain plan.

Off-site Biodiversity Unit proposal – option 2 metric v2

We can supply the off-site Biodiversity Units you require from our Basingstoke and Deane Habitat Bank which is expected to be listed on the biodiversity gain sites register in June 2026. Learn more about the Habitat Bank via our [BNG network](#).

Biodiversity Unit type impacted	Distinctiveness	Number of Units impacted	Unit type provided	Distinctiveness	Habitat Bank	Proximity	Number of Units provided	Total cost (exc. VAT)
Grassland	Medium	3.89	Other neutral grassland	Medium	BSTK2504	Adjacent	3.89	£91,415.00
	TOTAL	3.89				TOTAL	3.89	£91,415.00

This table outlines the indicative costs for Biodiversity Units based on your metric. These costs cover the entire 30-year BNG period in a one-off payment. There are no additional fees (e.g. legal or agency costs) or ongoing/recurring payments. We undertake the liability for all habitat maintenance and management, giving you a 'clean break'.

Please note: This is a quotation only and should not be used as evidence of Biodiversity Unit availability or purchase. Until a reservation or full payment is received, the Biodiversity Units are not secured for the development and may be purchased by another developer in the interim. Biodiversity Units are subject to availability and contract. This quote is valid for 30 days from the date it was sent. We have a minimum transaction fee of £2,500. If you intend to initially reserve your Biodiversity Units and pay the balance once planning permission is granted, it is essential that any updates to your metric are shared with us in the interim. If you intend to proceed straight to full purchase, it is essential that we have the final version of your metric. This will ensure that, when we allocate the Biodiversity Units to your development on the biodiversity gain sites register, the number of Units purchased and allocated is accurate, matching the information contained in your biodiversity gain plan.

Option C retains all offsite habitat in its current condition with this land not being part of the BNG assessment for the proposed development. Some onsite enhancement is achieved by planting 200 individual trees into the mixed scrub bund that is being created.

This would result in a net loss of 16.86%, which equates to 3.83 habitat units (appendix 2-option C). In light of the trading rules, see above, it is required to purchase 6.01 medium distinctiveness habitat units to achieve the required 10% net gain.

Two options to purchase 6.01 medium distinctiveness habitat units through the Environment Bank can be seen below.

Off-site Biodiversity Unit proposal – option 1 metric v1

We can supply the off-site Biodiversity Units you require from our Central Bedfordshire Habitat Bank which is secured under a conservation covenant with RSK Biocensus and expected to be listed on the biodiversity gain sites register in February 2026. Learn more about the Habitat Bank via our [BNG network](#).

Biodiversity Unit type impacted	Distinctiveness	Number of Units Impacted	Unit type provided	Distinctiveness	Habitat Bank	Proximity	Number of Units provided	Total cost (exc. VAT)
Grassland	Medium	6.01	Lowland meadows	Very high	CBED2303	Adjacent	6.01	£159,265.00
	TOTAL	6.01				TOTAL	6.01	£159,265.00

This table outlines the indicative costs for Biodiversity Units based on your metric. These costs cover the entire 30-year BNG period in a one-off payment. There are no additional fees (e.g. legal or agency costs) or ongoing/recurring payments. We undertake the liability for all habitat maintenance and management, giving you a 'clean break'.

Please note: This is a quotation only and should not be used as evidence of Biodiversity Unit availability or purchase. Until a reservation or full payment is received, the Biodiversity Units are not secured for the development and may be purchased by another developer in the interim. Biodiversity Units are subject to availability and contract. This quote is valid for 30 days from the date it was sent. We have a minimum transaction fee of £2,500. If you intend to initially reserve your Biodiversity Units and pay the balance once planning permission is granted, it is essential that any updates to your metric are shared with us in the interim. If you intend to proceed straight to full purchase, it is essential that we have the final version of your metric. This will ensure that, when we allocate the Biodiversity Units to your development on the biodiversity gain sites register, the number of Units purchased and allocated is accurate, matching the information contained in your biodiversity gain plan.

Off-site Biodiversity Unit proposal – option 2 metric v1

We can supply the off-site Biodiversity Units you require from our Basingstoke and Deane Habitat Bank which is expected to be listed on the biodiversity gain sites register in June 2026. Learn more about the Habitat Bank via our [BNG network](#).

Biodiversity Unit type impacted	Distinctiveness	Number of Units Impacted	Unit type provided	Distinctiveness	Habitat Bank	Proximity	Number of Units provided	Total cost (exc. VAT)
Grassland	Medium	6.01	Other neutral grassland	Medium	BSTK2504	Adjacent	6.01	£141,235.00
	TOTAL	6.01				TOTAL	6.01	£141,235.00

This table outlines the indicative costs for Biodiversity Units based on your metric. These costs cover the entire 30-year BNG period in a one-off payment. There are no additional fees (e.g. legal or agency costs) or ongoing/recurring payments. We undertake the liability for all habitat maintenance and management, giving you a 'clean break'.

Please note: This is a quotation only and should not be used as evidence of Biodiversity Unit availability or purchase. Until a reservation or full payment is received, the Biodiversity Units are not secured for the development and may be purchased by another developer in the interim. Biodiversity Units are subject to availability and contract. This quote is valid for 30 days from the date it was sent. We have a minimum transaction fee of £2,500. If you intend to initially reserve your Biodiversity Units and pay the balance once planning permission is granted, it is essential that any updates to your metric are shared with us in the interim. If you intend to proceed straight to full purchase, it is essential that we have the final version of your metric. This will ensure that, when we allocate the Biodiversity Units to your development on the biodiversity gain sites register, the number of Units purchased and allocated is accurate, matching the information contained in your biodiversity gain plan.

APPENDIX 5

A UKHab 2.0 Map

