

Ref: 251359

Proposal: Change of use of land including existing hardstanding to enable standing of a residential chalet

Site: 145 Nine Mile Ride, Wokingham, RG40 4HY

Applicant: Jones

BNG STATEMENT

Site Area: 619 m²

Proposal: Residential accommodation

BNG Metric Version Used: 24 July 2024

Baseline Date: 20/05/2025

1. Baseline Habitat and Evidence

- 1.1 The site currently has been used as amenity land for many years. The site was developed as an access to properties to the north, and was in the past part of a former residential property. The site is covered with hardstanding (tarmac and stone). Some of the hardstanding had become overgrown.

2. Proposed Habitat Changes

- Hardstanding 619m²:
- 619 m² of hardstanding. Five tree pits (1.5m³) in the location shown in the block diagram are to be established. These are to be used for the planting of five trees (oak and chestnut). This work will require removal of about 7.5m³ of hardstanding and its replacement with soil.
- Three oak trees within the site boundary are to be retained.

3. Strategy

- 3.1 The BNG strategy follows the biodiversity gain hierarchy outlined in Paragraph 008 of the BNG Planning Practice Guidance:
- Avoid biodiversity loss: The development footprint avoids high-distinctiveness habitats and retains existing mature hedgerows

where appropriate.

- Mitigate impacts: Existing trees are to be retained.
- Enhance and Create On-site: Five additional trees are to be planted.

4. Conclusion

4.1 The development meets the requirements of the BNG regime.

Stuart H CARRUTHERS

June 2025

Site Name		145 Nine Mile Drive
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.4493
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.5115
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0622
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	13.85%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group



