



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

12/08/2025

1.2 Planning application reference number

230208

1.3 Local planning authority (LPA)

Wokingham Borough Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land located to the east of Watmore Lane/Maidensfield,
Winnersh, RG41

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Reserved matters application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208, including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).

2. Developer details

2.1 Applicant name

Luke Veillet

2.2 Company name

Taylor Wimpey West London

2.3 Address

Form 1, 17 Bartley Wood
Business Park, Bartley Way,
Hook, Hampshire, RG27 9XA

2.4 Email address

Luke.veillet@taylorwimpey.com

2.5 Telephone number

07967873857

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

Luke Veillet

2.8 Date

12/08/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Tom Richards

3.2 Company name

CSA Environmental

3.3 Address

3 Ripple Court, Bockeridge Business Park, Twyning,
Gloucestershire, GL20 6FG

3.4 Email address

Tom.richards@csaenvironmental.co.uk

3.5 Telephone number

01386 751100

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

Tom Richards

3.8 Date

12/08/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

All habitat creation and enhancement measures are built-in to the development proposals, forming areas of public open space. The overall strategy meets the guidance on what can be counted towards BNG.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

Irreplaceable habitats on-site consist of an area of ancient woodland and veteran trees. All of these features will be retained and protected alongside the development proposals, avoiding impacts to these habitats.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☒ Yes
☐ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

☐ Yes

☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

As the proposals were agreed prior to mandatory BNG being applicable, significant on-site enhancements are not identified.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

None

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

4.13 Have you used the statutory biodiversity metric tool?

☐ Yes

☒ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

7168_Biodiversity Metric 3.1_Phase 1_May25

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

Appended to the BNG Assessment report:
7168_12_RevA_BNG Assessment (Phase 1)

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

Ecological Impact Assessment report agreed at the outline application stage attached, report reference CSA/1668/11b.

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Appended to the BNG Assessment report: 7168_12_RevA_BNG Assessment (Phase 1), drawing reference CSA/7168/215

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- ☐ Yes
☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- ☐ Yes
☒ No

5.2 Have you submitted an approved compensation plan?

- ☐ Yes
☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

27/07/2021, checked during
update site visit on 17/06/2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

None

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

14.73

Number of hedgerow biodiversity units

1.78

Number of watercourse biodiversity units

1.24

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

18.30

Number of hedgerow biodiversity units

3.15

Number of watercourse biodiversity units

1.29

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

3.58

Area habitat biodiversity units % change

24.29

Hedgerow biodiversity units

1.37

Hedgerow biodiversity units % change

77.44

Watercourse biodiversity units

0.04

Watercourse biodiversity units % change

3.47

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Yes

High

Yes

Medium

No. Trading rules not satisfied for Phase 1, but overall for Phases 1 and 2, trading rules are satisfied.

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No