

**Maron Remise
Kentons Lane
Wargrave
Berkshire
RG10 8PD**

Ecological Appraisal & Biodiversity Net Gain

Report prepared by John Wenman MCIEEM
Ref: R1154_BNG_a

April 2025



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	4
2.1	Background	4
2.2	Site Location and Context	4
3	POLICY BACKGROUND	5
3.1	National Planning Policy	5
3.2	Local Planning Policy	7
4	METHODOLOGY	8
4.1	Baseline Information	8
5	BASELINE INFORMATION	11
5.1	Site Overview	11
5.2	Desk Study	11
5.3	Baseline Habitats	13
6	DISCUSSION AND RECOMMENDATIONS	15
6.1	Designated Sites	15
6.4	Protected and Notable Species	15
7	BIODIVERSITY NET GAIN ASSESSMENT	19
7.1	Baseline Habitats	19
7.2	Proposed Site Layout	22
7.3	Biodiversity Net Gain Result	24
7.4	Project Implementation and Management	25
8	REFERENCES	26
	APPENDIX 1 - LEGISLATIVE BACKGROUND – PROTECTED SPECIES.....	27

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned to undertake a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment at Marron Remise - a detached bungalow and garden in Wargrave, Berkshire. The survey was commissioned in connection with the proposed construction of new dwelling following the demolition of the existing, and associated landscaping works.
- 1.1.2** A walkover survey was undertaken on March 26th 2025. The survey site comprised primarily of closely mown grassland (modified grassland in poor condition) with areas of hard standing forming the driveway and parking.
- 1.1.3** A search of data held by the Thames Valley Records Centre shows the survey site is not a designated wildlife site but is within the Chilterns Escarpment Biodiversity Opportunity Area. The Records Centre's database has no records of protected or notable species for the site; and there are no statutorily designated sites of national and international conservation importance within the search area. Seven non-statutorily sites designated for their local conservation interest are present within the search area. The woodland bordering the site is designated as lowland mixed deciduous woodland - an example of a UK Priority Habitat.
- 1.1.4** The site's garden habitats are considered to be of negligible ecological value and are unlikely to support notable and protected species recorded in the search area.
- 1.1.5** The Biodiversity Net Gain assessment shows that the proposed layout and landscaping will achieve a net gain of 14.27% through the creation of additional moderate-quality modified grassland using a species rich lawn turf. This habitat is a low distinctiveness habitat and nothing other than standard garden management is required to deliver the gain.

2 INTRODUCTION

2.1 Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr Taggart to undertake a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment at Marron Remise – a dwelling off Kentons Lane in Wargrave, Berkshire.

2.1.2 The appraisal and assessment were commissioned in connection with a planning application to be filed with Wokingham Borough Council seeking consent to construct a new house on site following the demolition of the existing bungalow. The work includes some work to construct new parking and landscaping around the house, with temporary work to install water harvesting facilities and drainage.

2.2 Site Location and Context

2.2.1 The site comprises the bungalow and garden at Marron Remise in Wargrave, Berkshire (OS grid reference SU 78360 80666). The site is within the Green Belt designated in the Wokingham District Local Plan and the woodland on site is designated as Lowland Mixed Deciduous Woodland – habitat of principal importance for conservation in the UK (a 'Priority Habitat').

2.2.2 The property is situated on the outskirts of Wargrave with a few properties situated to the south, east and west. The woodland on site connects to a strip of woodland to the south along Wargrave Road. Further patches of woodland are situated nearby including within 65 metres to the north, 180 metres to the east and 200 metres to the west. In the wider area, meadows are situated along the Hennerton Backwater, which runs 140 metres to the west, and the River Thames, which is 420 metres to the west. The open greens and scattered trees of a golf course are situated within 400 metres to the southeast. Arable farmland is situated 250 metres to the east. The extensive areas of open countryside and patches of woodland are likely to be of ecological value to a diversity of birds, mammals, reptiles, amphibians and invertebrates.

3 POLICY BACKGROUND

3.1 National Planning Policy

3.1.1 The ODPM Circular 06/2005 provides guidance on the application of the law relating to planning and nature conservation stating that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

3.1.2 The Natural Environment and Rural Communities (NERC) Act 2006 requires all public bodies, including local authorities, to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity Duty'

3.1.3 The revised National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach local authorities should adopt to conserve and enhancing the natural environment when preparing planning policy and when considering planning applications. Paragraph 193 sets out the principles LPAs should apply when determining planning applications, as follows:

'When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

3.1.4 In England, Biodiversity Net Gain (BNG) is mandatory from the 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). In practice, planning permission in England is now subject to a condition to secure a minimum 10% net gain for biodiversity, unless the development is a type that is exempt from mandatory BNG requirements. A Biodiversity Gain Plan detailing BNG management and monitoring over a 30 year period will be required as a condition following the grant of planning permission; the development cannot commence until the Plan has been approved in writing by the LPA.

3.1.5 The selection of excerpts taken from Section 15 referring to Biodiversity Net Gain (BNG) in addition to paragraph 193 above are as follows:

'Paragraph 187. Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs [...]

3.1.6 *Paragraph 192. To protect and enhance biodiversity and geodiversity, plans should: [...] b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity [...]*

3.2 Local Planning Policy

- 3.2.1** The Wokingham Borough Council website states that once planning permission is granted, a plan to create at least a 10% improvement of biodiversity, from the baseline assessment, will need to be provided.
- 3.2.2** The Wokingham Borough Council website states that *'Information about the existing biodiversity on site, sometimes called a baseline assessment, will need to be submitted by applicants. If planning permission is granted, a plan to create at least a 10% improvement of biodiversity, from the baseline assessment, will need to be provided. The biodiversity net gain requirement has been agreed by the Government and is additional to existing local and national policy and guidance. If permission is granted then a statutory condition, called the General Biodiversity Gain Condition, is applied – this condition cannot be changed or removed. A metric has been developed by the Government that will allow all the relevant information to be submitted. The metric tool will help work out the value of the biodiversity on the site and measure this in 'units'. This will mean the 10% increase in 'units' can be shown as part of a planning application. The metric will need to be supported with other information including whether if the increase in biodiversity will be provided on or off site and/or if there is an exceptional ecological reason to not follow the metric. Where the improvement to biodiversity is provided on the site, it is expected this will be in place for a minimum of 30 years and will be monitored over this time. The Council will likely use planning conditions or a legal agreement to make sure this is the case. The Council will also have to provide a report on the status of biodiversity net gain at least every five years. Where the improvement to biodiversity is provided off the site, a legal agreement will be required to secure this, and the improvement will need to be registered with Natural England. If it isn't possible to provide biodiversity improvement on or off the site, it will be possible to purchase 'credits' from the government.'*

4 METHODOLOGY

4.1 Baseline Information

Desk Study

- 4.1.1** A desktop study was conducted by John Wenman MCIEEM. The study utilised data from the local environmental records centre and online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.
- 4.1.2** The Thames Valley Environmental Records Centre (TVERC) was commissioned to undertake a search of data for the site and within a 1km radius.
- 4.1.3** The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European Protected Species (EPS) licence applications. Furthermore, open access geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.
- 4.1.4** Google Earth satellite imagery was consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features.

UK Habitat Classification

- 4.1.5** A site walkover was undertaken on March 26th 2025 by John Wenman MCIEEM. The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species. Habitat condition assessments were

John Wenman Ecological Consultancy

carried out in accordance with the Statutory Biodiversity Metric (February 2024).

Biodiversity Net Gain Approach

4.1.6 This Biodiversity Net Gain (BNG) Assessment uses the Statutory Biodiversity Metric (February 2024) to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The biodiversity metric tool has been used to guide the proposed site layout and landscaping in order to deliver a minimum 10% net gain for biodiversity.

4.1.7 The biodiversity metric rules must be followed for a valid biodiversity net gain and are as follows:

‘Rule 1: The trading rules of this biodiversity metric must be followed.

Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.

Rule 3: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.

The tools remove the need for a user to manually calculate the change in biodiversity value.

The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

Rule 4: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

4.1.8 The biodiversity metric principles inform the use of the biodiversity metric tool and are as follows:

‘Principle 1: The metric assessment should be completed by a competent person.

Principle 2: The use of this biodiversity metric does not override existing

biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.

Principle 3: *This biodiversity metric should be used in accordance with established good practice guidance and professional codes.*

Principle 4: *This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*

Principle 5: *Biodiversity units are a proxy for biodiversity and should be treated as relative values.*

Principle 6: *This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*

Principle 7: *Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*

Principle 8: *Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*

Principle 9: *This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*

- *maintain habitat extent - supporting more, bigger, better and more joined up ecological networks*
- *ensure that proposed or retained habitat parcels are of sufficient size for ecological function'*

5 BASELINE INFORMATION

5.1 Site Overview

- 5.1.1** The survey site comprised of a timber clad bungalow with an area of closely mown amenity grassland immediately to the south of the building with neighbouring deciduous woodland. An intact formal hedgerow formed the boundary between the woodland and the driveway to the north of the site.
- 5.1.2** The habitat types are described below in detail; their distribution is shown on the site plan in **Appendix 2**, photographs of the site are shown in **Appendix 1**.

5.2 Desk Study

Designated Sites and Priority Habitats

- 5.2.1** The search of data held by Thames Valley Record Centre shows that the survey site is not statutorily designated for its wildlife interest; and there are no statutorily designated sites of national and international conservation importance within the 1km search area. The closest Site of Special Scientific Interest (SSSI) is Harpsden Wood just over 2km to the west. The site falls within the SSSI Impact Risk Zone but the proposals do not meet the requirements for consultation with Natural England and as such would have no impact on the SSSI.
- 5.2.2** Seven non-statutory sites (Local Wildlife Sites) designated for their local conservation interest are present within the search area. Grassland Slope LWS is the closest to the survey site (just over 100 metres to the west), followed by Wargrave Marsh LWS - hay meadows on the Thames floodplain - situated just over 160 metres to the west.
- 5.2.3** The site is situated within the Chilterns Escarpment Biodiversity Opportunity Area and has therefore been identified as land that has an intrinsically high biodiversity interest and potential for this to be enhanced.

Protected and Notable Species

- 5.2.4** The search revealed several up to date i.e. less than 10 years old, protected and notable species within the one kilometre grid square that the site is

John Wenman Ecological Consultancy

situated within.

Birds

- 5.2.5** The bird records are predominantly from local woodlands, open spaces and designated wildlife sites and include notable species typical of open, woodland and wetland habitats such as yellowhammer (*Emberiza citrinella*), lapwing (*Vanellus vanellus*), skylark (*Aluada arvenis*), lesser spotted woodpecker (*Dendrocopos minor*), cuckoo (*Cuculus canorus*) and swift (*Apus apus*) - all species on the Red List for birds of conservation concern and of principal importance for the conservation of biodiversity in England, under Section 41 of the Natural Environment and Rural Communities Act 2006.

Flowering Plants

- 5.2.6** Flowering plant species from woodland, grassland and wetland habitats that are nationally and locally scarce have been recorded within the 1km search area within the last 10 years. The species include stinking hellebore (*Helleborus foetidus*), white helleborine (*Cephalanthera damasonium*), bluebell (*Hyacinthoides non-scripta*) and summer snowflake (*Leucojum aestivum*).

Reptiles and amphibians

- 5.2.7** There are records for two reptile species: grass snake (*Natrix helvetica*) and slow worm (*Anguis fragilis*) recorded in the search area from land just under 1km to the north and from the western bank of the River Thames.
- 5.2.8** Two amphibian species have been recorded in the search radius: smooth newt (*Lissotriton vulgaris*) and common frog (*Rana temporaria*). Historically – dating from 2003 - there were records of great crested newt (*Triturus vulgaris*) recorded at the golf course.

Mammals

5.2.9 Eurasian Badger (*Meles meles*) has been recorded within the search area. There is a single record of hedgehog (*Erinaceus europaeus*) from a site about 1km away.

5.2.10 Bat records include 12 species in the search area: noctule (*Nyctalus noctula*), Daubenton's bat (*Myotis daubentonii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*), Bechstein's bat (*Myotis bechsteinii*), greater horseshoe (*Rhinolophus ferrumequinum*), barbastelle (*Barbastellus barbastelle*), Natterer's bat (*Myotis natterii*) and serotine (*Eptesicus serotinus*).

5.3 Baseline Habitats

Modified Grassland (g4)

5.3.1 An area of closely mown lawn was present around the southern side of the bungalow, in a strip on the western side and to the north (**Photographs 1-3**). The grassland to the south was dominated by grasses with red fescue (*Festuca rubra*), Yorkshire fog (*Holcus lanatus*), smooth meadow grass (*Poa pratensis*), common bent (*Agrostis tenuis*), wood false brome (*Brachypodium sylvaticum*) and perennial rye grass (*Lolium perenne*). A few herbaceous species were occasionally present within the sward, and included: common daisy (*Bellis perennis*), common sorrel (*Rumex acetosa*), creeping buttercup (*Ranunculus repens*), common dog violet (*Viola riviniana*), germander field speedwell (*Veronica chamaedrys*), wild strawberry (*Fragaria vesca*), ground ivy (*Glechoma hederacea*) dandelion (*Taraxacum officinale* agg.), wood avens (*Geum urbanum*). The net gain condition assessment sheets showed this is in moderate condition.

5.3.2 The two smaller parcels of grassland on the western side of the bungalow and to the north were grass dominated with fewer herbaceous species. The grasses were predominantly perennial rye grass with occasional Yorkshire fog. The herbaceous species were dandelion, wood avens, selfheal, common daisy and wild strawberry. The condition assessment sheets showed these were in poor condition.



Photograph 1. The closely mown modified grassland to the south of the bungalow (compartment 3) – moderate condition.



Photograph 2. The strip of modified grassland on the western side of the bungalow (compartment 2) – poor condition



Photograph 3. The closely mown modified grassland to the north of the bungalow (compartment 3) – poor condition.

Hard standings

- 5.3.3** The driveway and parking area serving the property comprised of gravel and tarmac hard standing; timber decking was situated close to the property (Photographs 4 & 5).



Photograph 4. Part gravel and part tarmac hardstanding forming the driveway with neighbouring woodland.



Photograph 5. Timber decking

6 DISCUSSION AND RECOMMENDATIONS

6.1 Designated Sites

6.2 The survey site, which during a search for pre-existing data, has been shown not to be statutorily designated for its wildlife interest and therefore not of international, national or county level conservation importance. The woodland neighbouring the site is mapped on the MAGIC website as Lowland Mixed Deciduous Woodland - a UK Priority Habitat as defined under the NERC Act 2006 - and this is consistent with the site observations during the survey. The woodlands are of ecological value at a borough level as part of a complex of woodlands within a Biodiversity Opportunity Area. The woodland could be important for a range of protected and notable species.

6.3 Habitats

6.3.1 The habitats onsite – formal garden planting, built development, bare ground and garden habitats - are species poor habitats typical of residential land and of negligible ecological value. The site neighbours broadleaved woodland, which is a Priority Habitat, but the proposals are restricted to existing built development and as such will have no impact on this habitat.

6.4 Protected and Notable Species

6.4.1 There are no pre-existing records of protected and notable species for the site. A summary of the site's suitability for key species is provided as follows:

Amphibians

6.4.2 The site lacks standing water suitable for breeding amphibians including great crested newt (*Triturus cristatus*) – a fully protected species – and common toad (*Bufo bufo*) – a UK Priority Species.

6.4.1 Mapping shows that there are four water bodies within 500 metres of the site, the nearest ones being approximately 140 metres to the southwest and 260 metres to the southeast. There are no up to date records of great crested newt (*Triturus cristatus*) on site – an amphibian receiving full legal

protection under UK and European Protected Species legislation - and the site has no standing water suitable for breeding amphibians. Great crested newts have been recorded historically in a pond approximately 600 metres to the southeast of the site. Great crested newts will typically use terrestrial habitats within 250 metres from the breeding pond and are therefore considered unlikely to be using the site. The habitats to be impacted by the works - comprising predominantly of buildings, hard standing, closely mown grassland and bare ground - are considered to provide poor habitat for newts because there was very little ground cover to provide sheltering opportunities for newts, and few feeding opportunities.

- 6.4.2** The site provides poor habitat for amphibians and as such it is considered unlikely that the site supports these species or that they would be affected by the proposals.

Bats

- 6.4.3** A preliminary roost assessment of the bungalow reported separately (S1154_PRA_a; dated March 2025), showed it is of negligible bat roost potential and therefore unlikely to support roosting bats. The woodland surrounding the site provides high quality feeding habitat for bats and may support roosting bats; however, the site itself provides poor feeding and commuting habitat for bats and as such is unlikely to be of conservation significance to local bat populations. The proposed replacement of the dwelling will have no direct impact on the availability of bat habitat.
- 6.4.4** External lighting that would illuminate the woodland should be avoided, but if lighting is essential, it should be carefully designed to minimise the impacts of lighting on bats and other nocturnal species, and to avoid light spill by adopting the follow measures:
- Use of warm white LED lamps (2700k)
 - Lighting used only when essential i.e. controlled using timers and motion sensors
 - Light fittings that prevent up ward light spill and avoid illuminating the woodland

Invertebrates

- 6.4.5** The species and structurally poor garden and grassland habitats onsite are highly unlikely to be of importance to an invertebrate assemblage of conservation importance. The neighboring woodland will be of higher value to a range of invertebrate species and support higher abundance of invertebrates and this will be unaffected.

Mammals

- 6.4.6** There was no evidence of the presence of badger (*Meles meles*) on site and therefore it is unlikely that this species is present and unlikely that they would be affected by the proposals.
- 6.4.7** There are no pre-existing records of hazel dormouse (*Muscardinus avellanarius*) in the search area and the site itself lacks the woodland and structurally dense hedgerows favoured by the species (Natural England 2006); the neighbouring woodlands may provide suitable habitats, but in the immediate surroundings the woodland lacked the shrub layer required by this species. Therefore, it is considered highly unlikely that hazel dormice would be found on site and affected by the proposals.
- 6.4.8** There is one pre-existing record of hedgehog (*Erinaceus europaeus*) about 1km from the site, and it is possible that this species may cross the site to feed – the site lacks opportunities for this species to shelter - but the proposals are unlikely to have any impact on the site' suitability for feeding hedgehogs.

Reptiles

- 6.4.9** There are pre-existing records of slow worm and grass snakes in the search area, just under 1km from the site, however, the site provides poor reptile habitat comprising primarily of closely mown grassland, hard standing and buildings, and as such, reptiles are unlikely to be found on site. Therefore, the proposals are unlikely to affect reptiles.

Birds

- 6.4.10** The surrounding woodland, grassland and wetland areas provide high quality habitats for birds and there are records of notable species in the search area; however, the site itself comprises structurally and species poor habitats of low value to birds, and as such the proposals to replace the existing building and limited landscaping are highly unlikely to have any impact on birds.

7 BIODIVERSITY NET GAIN ASSESSMENT

7.1 Baseline Habitats

7.1.1 The UK Habitat Classification (UKHab) habitats observed during the site walkover and their assigned condition are listed in **Table 1**; a plan of the baseline habitats for the Statutory Biodiversity Metric calculation (Metric available in a separate spreadsheet) is presented below and the completed habitat condition assessment sheets are in a separate document '*Land at Marron Remise– Condition Assessment Sheets (R1154_BNG_a)*'.

Table 1. Baseline on-site habitats for the Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Distinctiveness	Strategic Significance	Area (ha)
Modified grassland (g4)	Moderate	Low	Medium	0.0264
Modified grassland (g4)	Poor	Low	Medium	0.002
Artificial, unvegetated surface (u1c)	N/A	Very Low	Low	0.0385
Bare ground	N/A	Low	Low	0.0024
Buildings (u1b5)	N/A	Very Low	Low	0.0205
Vegetated garden	N/A	Low	Low	0.0008
Total area				0.09

Modified grassland (g4)

7.1.1 The site has 0.0264ha of modified grassland to the south of the bungalow (compartment 3), which is in moderate condition, and two small compartments to the north (2 & 3), which are in poor condition (refer to separate condition assessment document).

Vegetated Garden

7.1.2 A small strip of garden planting (0.0008ha) is situated in the garden and will be retained as such. A condition is not applicable to this urban habitat type.

Artificial unvegetated, unsealed surface (u1c)

7.1.3 The driveway and parking comprised gravel hard standing covering an area

of 0.0385ha. A condition is not applicable to this urban habitat type.

Buildings (u1b5)

- 7.1.4** An area of 0.0205 ha of the site comprised the exiting dwelling and associated decking. A condition is not applicable to this urban habitat type.



Marron Remise
Kenton Lane
Wargrave

Biodiversity Metric
Baseline Habitats Plan

Key:

- Red Line Boundary
- Building
- Modified grassland
- Built linear features
- Artificial unvegetated, unsealed surface
- Vegetated garden
- Bare ground

Scale 1:500 at A4

Mapped by: John Wenman
Date: April 16th 2025

John Wenman Ecological Consultancy

7.2 Proposed Site Layout

7.2.1 The proposed habitats are derived from the proposed landscaping, surface water drainage and other drainage plan (Domus Design Associates; TKL-25-2) – see **Table 2** below. A plan of the proposed habitats for the Statutory Biodiversity Metric calculation is presented below.

Table 2. Proposed on-site habitats for the Biodiversity Metric calculation.

Habitat Type (UKHab code)	Delivery	Condition	Distinctiveness	Strategic Significance	Area (ha)
Modified grassland (g4)	Retention & Creation	Moderate	Low	Medium	0.0343
Buildings (u1b5)	Creation	N/A	Very Low	Low	0.0243
Bare ground	Retention	N/A	Low	Low	0.0024
Vegetated garden	Retention	N/A	Low	Low	0.0008
Built linear features	Creation	N/A	Very Low	Low	0.0002
Total area					0.09

7.2.2 The proposed layout will comprise the new dwelling on the layout of the existing with associated paving, with gravel hard standing providing parking to the north and additional modified grassland created to the west of the building. The newly created grassland will make use of a species rich lawn turf from Wildflower Turf (WFT-Species-Rich-26) to deliver modified grassland in moderate condition to match the existing grassland to be retained to the south of the bungalow. This grassland is a low distinctiveness habitat that will require nothing more than standard garden management.

7.2.3 Other habitats will remain as they are currently. The habitats are all low or very low distinctiveness and condition assessments are not applicable.



Marron Remise
Kenton Lane
Wargrave

Biodiversity Metric
Proposed Habitats Plan

Key:

- Red Line Boundary
- Building
- Modified grassland
- Built linear features
- Artificial unvegetated, unsealed surface
- Vegetated garden
- Bare ground

Scale 1:500 at A4

Mapped by: John Wenman
Date: April 16th 2025

John Wenman Ecological Consultancy

7.3 Biodiversity Net Gain Result

7.3.1 The Biodiversity Metric calculation tool demonstrates that a minimum 10% on-site net gain for biodiversity can be achieved as part of the proposals. A total on-site net change of +14.27% in habitat units can be achieved as shown in the ‘*Headline Results*’ section taken from the Metric spreadsheet – as seen in **Figure 1** below.

Marron Remise, Wargrave		Return to results menu	
Headline Results			
Scroll down for final results ⚙			
On-site baseline	Habitat units	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.15	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.02	14.27%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	0.02	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.02	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	14.27%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		
Unit Type	Target	Baseline Units	Units Required
Habitat units	10.00%	0.13	0.14
Hedgerow units	10.00%	0.00	0.00
Watercourse units	10.00%	0.00	0.00
		Unit Deficit	
		0.00	
		0.00	
		0.00	
		No additional area habitat units required to meet target ✓	
		No additional hedgerow units required to meet target ✓	
		No additional watercourse units required to meet target ✓	

Figure 1. The Biodiversity Metric Final Results.

7.3.2 The ‘*Land at Marron Remise, Wargrave – The Biodiversity Metric Calculation Tool (R1154_BNG_a)*’ document should be referred to for the full calculation that leads to the final biodiversity unit scores.

7.4 Project Implementation and Management

- 7.4.1** The habitats to be created will comprise low distinctiveness garden habitats i.e. moderate-quality modified grassland and gravel hard standing, and will otherwise retain existing garden habitats, and therefore no post project implementation and management other than usual garden management operations will be required.

8 REFERENCES

DEFRA (2024). *The Statutory Biodiversity Metric – User Guide*. DEFRA

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).

APPENDIX 1 - LEGISLATIVE BACKGROUND – PROTECTED SPECIES

Amphibians

The seven native species of amphibian receive protection under the W&AC 1981 (as amended). The four widespread and common amphibians (common frog, toad, smooth newt and palmate newt) receive only limited protection – making their sale illegal.

The great crested newt (*Triturus cristatus*) receives full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. The combined legislation makes it illegal to:

- intentionally or recklessly kill, injure or take a great crested newt;
- possess or control any live or dead specimen or anything derived from a great crested newt;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt; and
- intentionally or recklessly disturb great crested newts; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Great crested newts (*T. cristatus*) and common toads (*Bufo bufo*) are species of principal importance for the conservation of biodiversity in England ('UKBAP Priority Species') under Section 41 of the NERC Act 2006.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. The Act makes activities such as development that would harm or disturb badgers or damage, obstruct or destroy their setts illegal. If badgers are to be affected by the proposed development, activities can be undertaken only under a licence issued by Natural England.

Bats

All bat species in Britain are fully protected by the W&CA 1981 (as amended) and by the Habitat Regulations 2019. In summary, the combined legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular, any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Birds

All wild birds are protected under the W&CA 1981 (as amended). The Act makes it an offence to kill, injure or take a wild bird or to damage or destroy the nest of a wild bird whilst in use or being built. Species listed on Schedule 1 of the Act, such as barn owls and kingfishers, are afforded additional protection against disturbance while nesting.

Hazel dormice

Hazel dormice receive full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. These make it illegal to:

- intentionally or recklessly kill, injure or take a dormouse;
- possess or control any live or dead specimen or anything derived from a dormouse;
- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a dormouse; and
- intentionally or recklessly disturb dormice; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Invasive non-native plants

The W&CA 1981 (as amended) provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under Section 14(2) of the Act to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9, Part II. The species listed in the Act include Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*).

Otters

Otters are fully protected by the W&CA 1981 (as amended) and by the Habitat Regulations 2019. In summary, the combined legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by an otter;
- deliberately, intentionally or recklessly disturb otters; in particular, any disturbance which is likely to impair the ability of otters to survive, breed or reproduce or nurture their young; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any otter.

Reptiles

The four widespread reptiles most likely to be encountered (adder, grass snake, slow worm and common lizard) are protected under the W&CA 1981 (as amended). The Act makes it an offence to intentionally kill, injure, possess or sell any of the species.

The aforementioned species are all listed as being of principal importance for the conservation of biodiversity in England ('*UKBAP Priority Species*') under Section 41 of the NERC Act 2006.

Water voles

Since April 2008, water voles have received full protection under Section 9 in Schedule 5 of the W&CA 1981 (as amended). This makes it an offence to intentionally kill, injure or take water voles or to possess or control live or dead water voles or derivatives. It is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.

John Wenman Ecological Consultancy

The water vole is listed as being of principal importance for the conservation of biodiversity in England (*'UKBAP Priority Species'*) under Section 41 of the NERC Act 2006.

Wild mammals

Under the Wild Mammals (Protection) Act 1996 it is an offence to intentionally inflict unnecessary suffering, as specified by the Act, on any wild mammal