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Biodiversity Net Gain Assessment

424-426 Reading Road,
Winnersh,
Wokingham,
RG41 5EP

February 2026

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
Prepared by	Licensed Ecologist Eleanor Kemp BSc (Hons) MSc	February 2026
Checked by	Senior Ecologist Amanda Honour BSc MSc ACIEEM	February 2026
This report remains valid for 2 years from date of issue. Survey data are valid for 12 months from the date the survey was undertaken.		

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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 works.

1. EXECUTIVE SUMMARY

- 1.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP, in order to ensure compliance with the *National Planning Policy Framework (2024)* regarding no net-loss of biodiversity.
- 1.2. The site proposals are for the demolition of the existing two-storey commercial building on site, and the subsequent construction of a 2.5-storey mixed-use property with associated areas of soft and hard landscaping.
- 1.3. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'biodiversity units' within the site pre- and post-construction, for both linear habitats and areas of habitat, and demonstrating measurable loss or gain. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following implementation of the proposals. The *DEFRA: The Statutory Biodiversity Metric* has been used to complete this assessment.
- 1.4. This assessment has been informed by a habitat walkover survey and habitat condition assessment. Baseline habitats include building footprint, developed land; sealed surface, bare ground, and individual urban trees.
- 1.5. Approximately 0.0018ha of bare ground will be retained as part of the proposals. All other habitats on site, including all six individual urban trees, will be lost as part of the works.
- 1.6. Proposed habitats include buildings, developed land; sealed surface, bare ground, vegetated garden, and individual urban trees.
- 1.7. The results of the metric can be summarised as follows:

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.48
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-78.06%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

- 1.8. The Statutory Biodiversity Metric demonstrates a -78.06% change in habitats (-0.48 habitat units). No hedgerows or watercourses were present on site at the time of the survey, and the proposals do not include the creation of any hedgerows or watercourses.
- 1.9. The site has a habitat unit deficit of 0.54 habitat units, of which 0.50 habitat units of medium distinctiveness individual trees are required to satisfy the trading summaries of the metric.

- 1.10. The habitat unit deficit identified on site will need to be compensated for through alternative means such as financial contribution into a suitable offsite Biodiversity Offsetting Scheme. This offsetting should comprise either the creation of areas of high- or very-high-distinctiveness habitat, or the planting of individual trees.

2. INTRODUCTION AND BACKGROUND

- 2.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP in order to ensure compliance with the *National Planning Policy Framework (2024)* regarding no net-loss of biodiversity.
- 2.2. The site proposals are for the demolition of the existing two-storey commercial building on site, and the subsequent construction of a 2.5-storey mixed-use property with associated areas of soft and hard landscaping.
- 2.3. This assessment is based on the landscape proposals as shown in the **Appendices**.

Site Overview

- 2.4. The site is located within an urban area in the centre of Winnersh village. Wokingham town centre is located 3.80km southeast of the site, and Reading town centre is located 7.90km northwest of the site.
- 2.5. The site comprises a detached two-storey commercial property set within an expanse of hardstanding. Small areas of bare earth are present around the boundaries of the site. Six individual urban trees are present within the southwestern corner of the site. The site is bounded in all cardinal directions by detached and semi-detached commercial and residential properties with associated areas of hardstanding and small amenity gardens (see **Figure 1**).
- 2.6. The wider landscape comprises a dense urban mosaic of commercial, industrial and residential properties interspersed by small areas of recreational greenspace (including playing fields, play parks, and small parcels of isolated woodland).



Figure 1: Site location within the local landscape (Copyright Google Earth Pro, February 2026)

3. LEGISLATIVE AND POLICY BACKGROUND

National Planning Policy Framework (NPPF) 2024

- 3.1. The NPPF aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications:
- 3.2. Planning policies and decisions should contribute to and enhance the natural and local environment by:

187 a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

187 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.

Habitats and Biodiversity

- 3.3. Specific policies regarding habitats and biodiversity comprise:

192. To protect and enhance biodiversity and geodiversity, plans should:

a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and

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.

193. 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 of Sites 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 feature 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 development 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.

4. METHODOLOGY

Biodiversity Net Gain Assessment

- 4.1. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'Biodiversity Units' within the site pre and post-construction for both linear habitats and areas of other habitats. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following the completion of the proposed development. This is an indicator of what the proposed development's impact would be on the site's existing ecological value and will establish if a net loss of biodiversity has been avoided.
- 4.2. The biodiversity calculations were undertaken using the Statutory Biodiversity Metric, the User Guide, Technical Supplement and Condition Assessment Sheets.

Calculation Components

- 4.3. The Statutory Biodiversity Metric takes account of all the habitats on site prior to development and post-development using the UK Habitat Classification System (UKHabs). Using this metric, area habitats are measured in hectares and inputted to three decimal places. Linear habitats are measured in kilometres to the nearest three decimal places.
- 4.4. The Biodiversity Metric further assesses all habitats using the following:
- 4.5. *Distinctiveness*- Habitats are automatically given a distinctiveness score based on habitat type. This ranges from 'High' to 'Low'. 'High' distinctiveness habitats include those listed as Habitats of Principal Importance under the NERC Act. Habitats of low wildlife value (such as ornamental planting) are given a 'low' distinctiveness score.
- 4.6. *Condition*- Habitat conditions are assessed for each individual habitat type using the technical supplement. Habitat condition uses criteria such as botanical diversity and invasive species cover.
- 4.7. *Strategic Significance*- This relates to the spatial location of a habitat type and if the location is 'ecologically desirable'. Habitats located in areas considered desirable are given a larger weighting within the metric.
- 4.8. Once the post-development Biodiversity Units have been calculated, the mitigation hierarchy is applied. Application of the mitigation hierarchy is one of the guiding principles for biodiversity no net loss / net gain proposals. Through its application, the hierarchy highlights actions to avoid, minimise or restore biodiversity losses on site, and account for unavoidable losses off-site.
- 4.9. The difference between the baseline Biodiversity Units and those calculated on the proposed development design indicates the number of units that would be needed to deliver no net loss or a net gain for biodiversity. Using this information, the habitat types and

the size of the area that would be needed off-site to deliver no net loss or net gain can be identified if required.

- 4.10. The area calculations of existing and proposed habitat areas are made using QGIS.
- 4.11. The proposed habitats were calculated from the site landscaping proposals.

Good Practice Principles

- 4.12. Good practice principles for biodiversity net gain are set out in Table 1.1 of the Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al*, 2019). The key principles include:
 - Apply the Mitigation Hierarchy (CIEEM, 2018) and be additional by achieving outcomes that exceed existing obligations.
 - Avoid losing biodiversity which cannot be offset elsewhere, for example, irreplaceable habitats such as ancient woodland.
 - Address any risk (e.g. difficulty of achieving habitat creation or enhancement for net gain.
 - Make a measurable net gain contribution for the site and ensure it is achievable.

Assumptions and Limitations

- 4.13. The accuracy of the habitat area measurements is limited by the form of the baseline data collection and the resolution of the development proposal plans. In this instance, the baseline habitats for the site have been calculated by cross-referencing illustrative habitat plans and aerial imagery. Post-development habitats have been measured using QGIS by geo-referencing the proposed layout to the baseline dataset.
- 4.14. The proposed habitat baseline is calculated using both the landscaping plans and professional opinion on the target conditions that can be attained for each habitat type with proficient management. Therefore, all proposed habitat types rely on the implementation of a long-term management plan and planting in line with the provided landscape proposals. Further information on this is provided in the conclusion.
- 4.15. The habitat walkover survey was undertaken in January, which is a sub-optimal period for identifying many native plant species, as many plant species have not grown into recognisable growth forms. Considering the context of the site, the habitats to be impacted by the proposals, and the urban location of the site, it is considered unlikely that this would have a significant impact on the reliability of the survey results or conclusions.

5. BIODIVERSITY NET GAIN ASSESSMENT

On-site Pre-development Habitats/Baseline

- 5.1. Below is a summary of the habitats and condition assessments recorded on site during the habitat walkover survey undertaken by Licensed Ecologist Eleanor Kemp BSc (Hons) MSc on 15th January 2026.

Developed Lane; Sealed Surface

- 5.2. The site is dominated by an area of developed land, comprising a tarmac car park. This area of developed land is in moderate condition, with numerous areas of superficial damage recorded throughout the habitat. No areas of significant damage and no encroaching vegetation were recorded.
- 5.3. A two-storey commercial building, totalling 0.0301ha in size, is present on the western boundary of the site.
- 5.4. Developed land is not covered by the biodiversity net gain condition assessment and therefore has **not been assigned a condition**. This habitat measures 0.1129ha and does not provide any baseline habitat units.

Bare Ground

- 5.1. Areas of bare ground are present along the western, eastern, and southern boundaries of the tarmac car park. These areas comprise predominantly bare earth (which accounts for 85% of the ground cover), with scattered patches of hardy vegetation. The vegetation is sparse in character and is low-lying, with an average height of 20cm-30cm recorded during the survey. Recorded species include bramble *Rubus fruticosus* (approximately 75% of the species composition), garden privet *Ligustrum ovalifolium*, creeping buttercup *Ranunculus repens*, caper spurge *Euphorbia lathyris*, ground ivy *Glechoma hederacea*, common ivy *Hedera helix*, and Oregon grape *Berberis aquifolium*.
- 5.2. This habitat passes 2 of 3 criteria, failing criteria A. As such, this habitat is assessed as having **moderate condition**.
- 5.3. This habitat measures 0.0028ha in size and provides 0.01 baseline habitat units.

Individual Trees

- 5.1. Six individual trees are present on site, comprising a young ash (T3), two young ornamental cypress (T1 and T2), two ornamental semi-mature cherry (T4 and T5), and a young sycamore (T6).
- 5.2. T1 and T2 are small trees. These trees pass 2 of 6 criteria, failing criteria A, C, D, and E. As such, these trees are assessed as having **poor condition**.
- 5.3. T3 is a small tree. This tree passes 4 of 6 criteria, failing criteria C and E. As such, this tree is assessed as having **moderate condition**.

- 5.4. T4 and T5 are medium-sized trees. These trees pass 4 of 6 criteria, failing criteria A and C. As such, these trees are assessed as having **moderate condition**.
- 5.5. T6 is a medium-sized trees. This tree passes 5 of 6 criteria, failing criteria C. As such, this tree is assessed as having **good condition**.
- 5.6. The poor condition trees total 0.0081ha in size and provide 0.04 baseline habitat units.
- 5.7. The moderate condition trees total 0.0366ha in size and provide 0.34 baseline habitat units.
- 5.8. The good condition tree totals 0.0163ha in size and provides 0.22 baseline habitat units.



Image 1: Southeastern corner of the site, facing southeast



Image 2: Southwestern corner of the site, facing southwest



Image 3: Two of the three medium trees along the western boundary



Image 4: The third medium tree on the western boundary



Image 5: Southern elevation of the building on site, facing north



Image 6: View of the southern half of the site, facing south



Image 7: Northern elevation of the building on site, facing south



Image 8: Northern elevation of the building on site, facing southwest



Image 9: Area of developed surface within the northern half of the site, facing west



Image 10: Area of developed surface within the northern half of the site, facing south

Summary of Baseline Units

- 5.9. The total area of pre-development habitat is 0.12ha with a total of **0.61 baseline Habitat Units**. The proposals will retain 0.0018ha of bare ground. All other habitats on site, including all six individual urban trees, will be lost. Therefore, the proposals will result in the loss of 0.11ha of habitats, which reduces the biodiversity value of the site by -0.60 habitat units.
- 5.10. No hedgerows or watercourses are present on the pre-development site.

Post Development Habitats

- 5.11. The post-development proposals for the site include the demolition of the existing two-storey commercial building on site, and the subsequent construction of a 2.5-storey mixed-use property with associated areas of soft and hard landscaping.
- 5.12. The proposed habitats include buildings, developed land; sealed surface, bare ground, vegetated garden, and individual urban trees

Developed Land; Sealed Surface

- 5.13. The proposals include the creation of 0.1002ha of developed land; sealed surface on site in the form of building footprint, an access road, a patio, and pathways.
- 5.14. This will **not provide any additional habitat units**.

Bare Ground

- 5.15. Areas of bare ground will be created along the western boundary of the site.
- 5.16. Given their proximity to the access road, these areas of bare ground have been set a **poor target condition**.
- 5.17. These areas of bare ground will total 0.006ha in size and will provide **+0.001 habitat units**.

Vegetated Gardens

- 5.18. A shared amenity garden will be created to the south of the new mixed-use building, comprising areas of modified grassland and ornamental planting. This garden area will be managed by an appropriate external third party.
- 5.19. Gardens are allocated a pre-determined fixed condition score within the Metric. Therefore, gardens have been set a **poor target condition**.
- 5.20. This area of garden will total 0.0131ha in size and will provide **+0.03 habitat units**.

Individual Urban Trees

- 5.21. A total of seven new small native trees will be planted on site, totalling an area of 0.0285ha. These trees will be planted within the communal amenity garden, and will be managed by an appropriate external third party.

- 5.22. These trees will comprise UK native species, with fruiting and flowering species being favoured. Small species such as crab apple *Malus sylvestris*, bird cherry *Prunus padus*, field maple *Acer campestre*, rowan *Sorbus aucuparia*, hazel *Corylus avellana*, Plymouth pear *Pyrus cordata*, elder, and native willow species *Salix sp* are recommended. Where native trees are not used, non-native fruit trees such as cherry *Prunus sp.*, plum *Prunus sp.*, pear *Pyrus sp.*, and apple *Malus sp* trees are recommended. These trees will be planted as saplings with a girth of at least 7.5cm at breast height.
- 5.23. These trees will be native species and grown in an optimal habitat, and have therefore been set a **moderate target condition**.
- 5.24. The proposed planting of these trees as part of this development will provide **+0.10 habitat units**.

6. RESULTS AND EVALUATION

- 6.1. Overall, the site will achieve a **-78.06% (-0.48 habitat units) net loss for habitats** within the site based on the current proposals as set out in the **Appendices**. A summary of these results within the metric can be found below:

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-0.48	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-78.06%	
		Hedgerow units	0.00%	
		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%	0.61	0.67	0.54
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

- 6.2. The Metric in an Excel spreadsheet will also be provided, along with comments where deemed necessary.
- 6.3. The proposals for the site will not achieve a 10% net gain in habitat units, and as such, the development at 424-426 Reading Road will not be in line with the NPPF.
- 6.4. With sufficient and recommended management, it is anticipated that the unit deficit for the site is 0.54 habitat units.
- 6.5. The habitat trading summaries for the site have not been satisfied, with 0.50 habitat units of individual trees being required to satisfy the trading summaries. This value is included within the 0.54 habitat unit deficit for the site.
- 6.6. The habitat unit deficit identified on site will need to be compensated for through alternative means such as financial contribution into a suitable offsite Biodiversity Offsetting Scheme. This offsetting should comprise either the creation of areas of high- or very-high-distinctiveness habitat, or the planting of individual trees.

7. REFERENCES

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland*.

Darwin Ecology (2026) *Information Regarding Great Crested Newt - 424-426 Reading Road, Jan'26*. Darwin Ecology Ltd, Farnham.

CIRIA, CIEEM, IEMA (2016) Biodiversity Net Gain: Good Practice Principles for Development [Available <https://cieem.net/wpcontent/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>] [February 2026].

Statutory biodiversity metric: user guide https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide__23.07.24_.pdf [February 2026].

Statutory biodiversity metric condition assessments [Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>] [February 2026].

UKHab Ltd 2023. UK Habitat Classification V2.01 July 2023.

APPENDICES

- 1. PROPOSED PLANS**
- 2. PRE-DEVELOPMENT MAP**
- 3. POST-DEVELOPMENT MAPS**
- 4. BIODIVERSITY NET GAIN CONDITION ASSESSMENT SHEETS**



Permeable block paving: to paths and parking bays
Tabernmore Hydropave or similar approved
Colour: Bracken



permeable gravel for amenity garden seating area



concrete paving flags
Marshall's 'Saxon' 450 x 450mm
Colour: Natural
(or similar approved)



close boarded fence (1.8 or 2m where shown)



Contractors are not to scale dimensions from this drawing

- proposed screening trees
- existing trees removed
- existing off-site trees retained (refer to ARMS and AIA and TFP by others)
- proposed evergreen hedge planting
- amenity shrubs and ground cover planting
- turfed lawn
- sleeping stone paving flag
- concrete paving flag
- permeable block paving
- permeable gravel surface
- 2m high close boarded fence
- 1.8m high close boarded fencing
- 2 Sheffield cycle stands
- electric car charging point
- site boundary



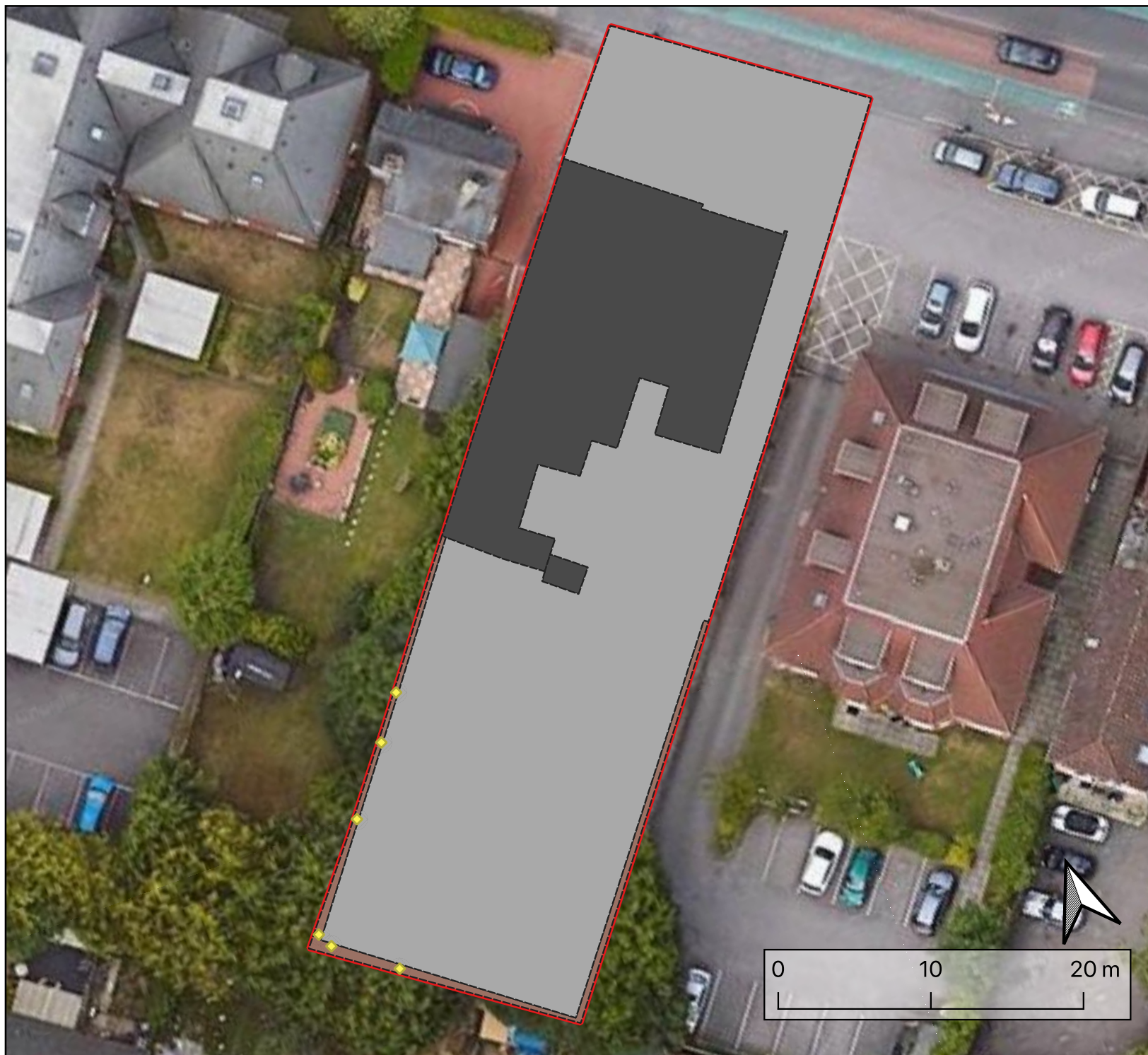
REV	BY	DESCRIPTION	DATE
1	AR	Screening planting changed to permeable block paving	03.08.24
2		hedge changed to ornamental planting	27.08.26

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Client
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Project
424-426 Reading Road, Winkers
Title
Landscape strategy

Status
for planning
Scale
1:200 @ A1
Job number
1730
Drawn
AR
Drawing number
L90-200
Date
Feb 2024
Revision
8

Original size 100mm Copyright Landscape Perspective Ltd



Legend

 Red Line Boundary

INDIVIDUAL TREES

 Existing Medium Urban Tree

 Existing Small Urban Tree

HABITATS

 Bare ground

 Buildings

 Developed land;
sealed surface



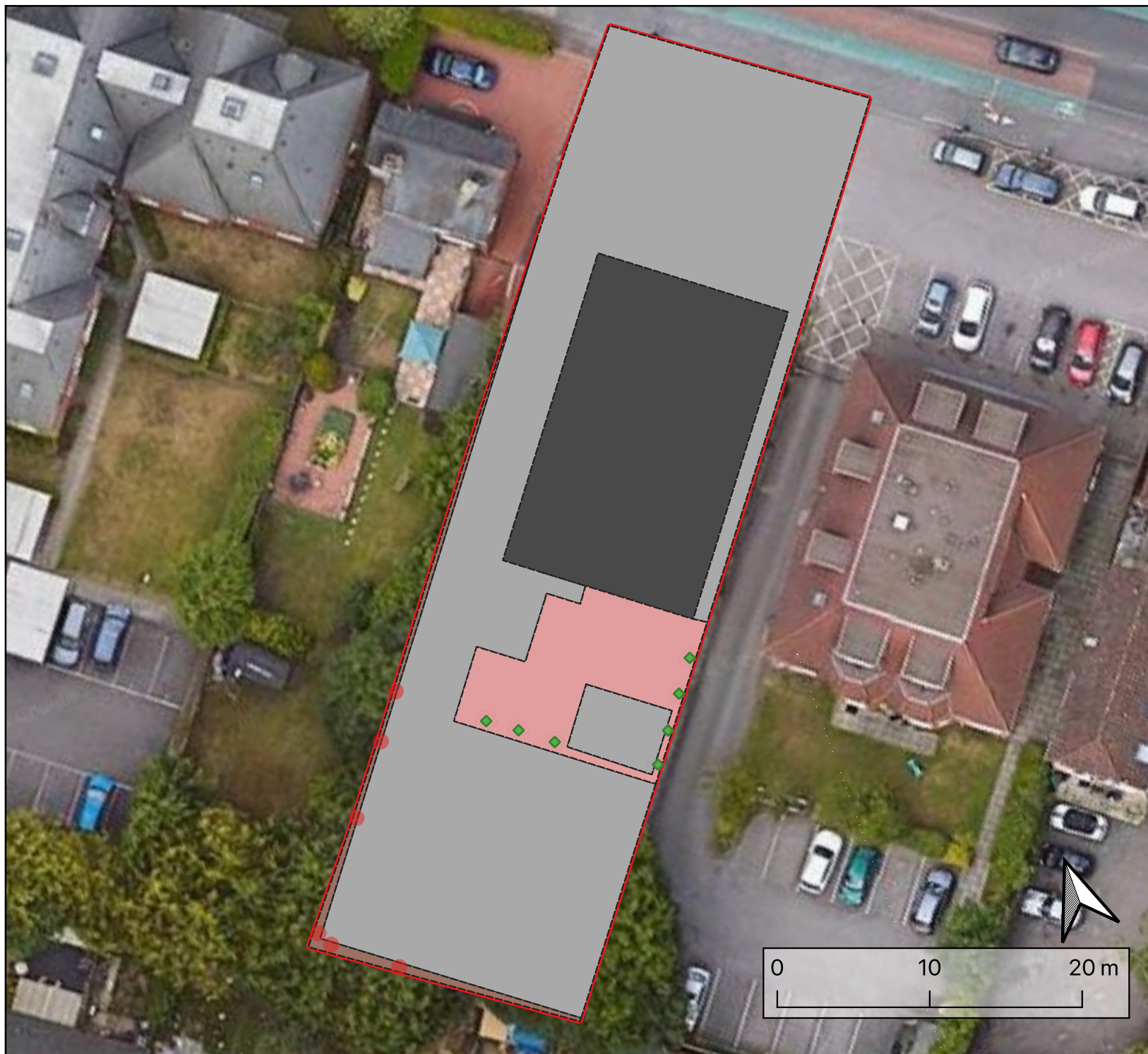
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Appendix: Pre-development Habitat
Map

Date: February 2026



Legend

 Red Line Boundary

INDIVIDUAL TREES

 Proposed Small Urban Tree

 Lost Tree

HABITATS

 Bare ground

 Buildings

 Developed land;
sealed surface

 Vegetated garden



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Appendix: Post-development Habitat
Map

Date: February 2026

Condition Sheet: INDIVIDUAL TREES Habitat Type																
Habitat Types																
Individual trees – Urban trees																
Individual trees – Rural trees																
Complete a condition sheet for each tree or block of trees.																
Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.																
Habitat Description																
T1 - Small Cypress, T2 - Small Cypress, T3 - Small Ash, T4 - Medium Cherry, T5 - Medium Cherry, T6 - Medium Sycamore																
Individual trees (description applied to the urban or rural environment):																
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.																
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):																
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.																
On-site or off-site, site name and location		424-426 Reading Road, Winnersh, Wokingham, RG41 5EP				Survey date and Surveyor name		15th January 2026. Licensed Ecologist Eleanor Kemp BSc (Hons) MSc - Darwin Ecology Ltd.								
						Survey reference (if relating to a wider survey)		NA								
Limitations (if applicable)		NA				Habitat parcel reference										
						T1	T2	T3	T4	T5	T6					
						Grid reference										
Condition Assessment Criteria																
						Criterion passed (Yes or No)									Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	No	No	Yes	No	No	Yes									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes	Yes	Yes									
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	No	No	No									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	No	Yes	Yes	Yes	Yes									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	Yes	Yes	Yes									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes									
Number of criteria passed		2	2	4	4	4	5									
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓												
Passes 5 or 6 criteria		Good (3)							X							
Passes 3 or 4 criteria		Moderate (2)				X	X	X								
Passes 2 or fewer criteria		Poor (1)		X	X											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.																
Suggested enhancement interventions to improve condition score ²																

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Bare ground areas around boundaries of the car park			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	424-426 Reading Road, Winnersh, Wokingham, RG41 5EP	Survey date and Surveyor name	15th January 2026. Licensed Ecologist Eleanor Kemp BSc (Hons) MSc - Darwin
Limitations (if applicable)	NA	Survey reference (if relating to a wider survey)	NA
Grid reference	NA	Habitat parcel reference	NA
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			2
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs) :			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	X
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			