



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

10/02/2026

1.2 Planning application reference number

250415

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.

Shinfield Park, Whitley Wood Lane, Shinfield,
Wokingham, RG2 9FW

1.5 Describe the development

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

Redevelopment of the site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

2. Developer details

2.1 Applicant name

Robin Means

2.2 Company name

Wrenbridge (FRELD Reading LLP)

2.3 Address

Mill House, Mill Court, Whittlesford, Great Shelford, CB22 5LD

2.4 Email address

robin.means@wrenbridge.co.uk

2.5 Telephone number

01223 845845

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

RM

2.8 Date

10/02/2026

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

Brennan Briggs

3.2 Company name

Aspect Ecology

3.3 Address

Hardwick Business Park, Noral Way, Banbury, OX16 2AF

3.4 Email address

brennan.briggs@aspect-ecology.com

3.5 Telephone number

01295 279721

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

BB

3.8 Date

10/02/2026

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?

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](#)

On-site and off-site habitat creation.

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.

There is one high distinctiveness habitat within the site in the form of Lowland mixed deciduous woodland. The medium distinctiveness habitats present on site include other woodland; broadleaved, other neutral grassland and urban trees. The development has been designed to avoid or minimise effects on these habitats where feasible. It has not been feasible to avoid adverse effects on these habitats altogether, therefore compensation is required in the form of suitable on-site / off-site habitat creation. There are no irreplaceable habitats on-site and suitable buffers are being provided to offsite irreplaceable habitat (ancient woodland).

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.

Medium distinctiveness habitats including mixed scrub, other neutral grassland, other woodland; broadleaved, individual trees and species-rich native hedgerow are to be created on-site. These are considered 'significant' on-site enhancements under the relevant guidance.

There are no proposed habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development or which are significant in area relative to the size of the development

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

1.89 units are required to address trading

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).

>10% net gain will be achieved on-site, however there are trading errors as a result of the net loss of 0.2 units of lowland mixed deciduous woodland, 0.38 units of other woodland; broadleaved and 1.31 units of individual trees. As such, purchasing of off-site BNG units is required to satisfy trading rules.

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.

6856 Statutory Metric vf2 (Feb 26)

4.15 Condition assessments

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

6856 BNG Statutory Metric vf [Feb 25]

4.16 Pre-development habitat survey report and map

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

6856 BNG Statutory Metric vf [Feb 25]

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.

6856 – BNG2 – Post-development Habitat Mapping
RevM

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

Reference number

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

11/06/2024

6.2 Survey constraints

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

All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The habitat survey and condition assessment were undertaken within the optimal survey season, therefore allowing a robust assessment of habitats and botanical interest across the site.

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

13.77

Number of hedgerow biodiversity units

0.69

Number of watercourse biodiversity units

0.00

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

15.91

Number of hedgerow biodiversity units

1.68

Number of watercourse biodiversity units

0.00

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

2.13

Area habitat biodiversity units % change

15.50%

Hedgerow biodiversity units

0.99

Hedgerow biodiversity units % change

144.02%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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.

Biodiversity units have been purchased from Biofarm at Sleight Farm (BGS-281124001) and The Belmont Estate (BGS-200225002).

7.2 Biodiversity gain site register reference number

BGS-281124001

BGS-200225002

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.

BGS-281124001 via S106 with Bath & North East Somerset LPA.

BGS-200225002 via Conservation Covenant with RSK Biocensus Limited.

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

1.73

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

2.67

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

0.95

Area habitat biodiversity units % change

56.75%

Hedgerow biodiversity units

0.00

Hedgerow biodiversity units % change

0.00

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00

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

A2

A3

A4

A5

H

W

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

Y

High

Y

Medium

Y

Low

Y

10. Sharing data (optional)

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

☐ Yes

☐ No