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BIODIVERSITY NET GAIN REPORT

10th March 2026

RE: 318-10 39 Hyde End Road, Shinfield, Reading RG2 9EP.

We have completed our site visit and desk study for the site, the details of which are summarised in this report.

The site was visited on 23rd July 2025, and a full habitat assessment was undertaken in accordance with the UK Habitat Classification System. Data on statutory sites, distribution of European Protected Species Licences (EPSL) and priority habitats was collected from DEFRA Map and Geographic Information Centre (MAGIC).

Site Location

The Site is located at 39 Hyde End Road, Shinfield, Reading RG2 9EP (grid reference: SU 73304 67516).

Desk Study

Statutory Site

The Area of Search (AoS) was 5km. The data search revealed one Special Protection Area, three Sites of Special Scientific Interest and five Local Nature Reserves (LNR) within the AoS, none of which were located on or adjacent to the Site.

The nearest LNR, Pearman's Copse, is located c.1.6km to the north of the Site. Given the scale, nature and distance of the proposals, no direct or indirect impacts are envisaged.

All other statutory sites are located over 2km from the Site and will not be impacted.

Priority Habitats

The Area of Search was 500m. The data search revealed four parcels of deciduous woodland, two being ancient woodland, the nearest is situated c.44m to the southeast of the Site and the other parcels situated over 250m away.

There is also a large area of coastal and floodplain grazing marsh to the east of the Site, coming within c.240m.

Priority Species

The data search returned no known records of European Protected Species Licences within 1km of the Site.

Site Visit

The Site was visited on the 23rd of July 2025, and a full habitat assessment was undertaken. Refer to Figure 1 for more details. The habitats present on site are detailed below.

g4 – modified grassland

The Site is predominantly species-poor, regularly managed modified grassland presenting as a short, even sward that was visibly desiccated at the time of the survey. The grassland was species poor with <4 species per m². Species included dominant perennial rye grass, common couch, with hogweed and common horsetail present on the peripheries.

h2a - native hedgerow

A native was present adjacent to the site boundary to the north and east of the Site. The hedgerow was intact and predominantly hawthorn.

h2b - introduced shrub

A single ornamental shrub, Rose Spirea, is present on Site.

Individual tree

A single ash tree is present to the east of the Site.

Other

The survey found no evidence of any protected or notable species. No evidence of badgers was found on the Site or within 30m of the Site, where access was permitted.

The site offers limited suitable habitat for common reptiles or amphibians. However, a water body lies outside the Site boundary to the east, separated from the Site by a busy road.

The tree and hedgerows present on the Site could provide opportunities for common breeding birds.

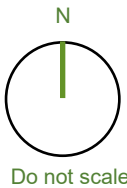
There are currently no proposals to remove the tree. However, if the tree is disturbed in the future, additional surveys would be required to confirm the presence or absence of roosting bats.

Recommendations

- Works to affect bird breeding habitat should not take place during the breeding period, or bird breeding habitat should be removed outside the bird breeding season in advance of the works.
- Where clearance of vegetation likely to support nesting birds takes place between 1st March and 31st August, a qualified ecological Clerk of Works (ECoW) should visit the Site within 48 hours prior to commencement (but preferably the same day) to confirm no breeding birds are present that will be affected by the proposals. Where this involves dense or extensive vegetation, the ECoW is unlikely be able to confirm this. Should an ECoW be required, the results of the visit should be kept on file to show the authorities.
- The site offers no suitable foraging or hibernating habitat for Great Crested Newt; however, in the unlikely event that GCN are encountered on site, all works should cease immediately, and a licensed ecologist should be consulted.

Figure 1
Habitat
Classification Map

- Site boundary
- Modified grassland
- Non-native shrub
- Native hedgerow
- Individual tree



Project title	Shinfield, Reading	Project ID	318-10
Subject	Biodiversity Net Gain Assessment		
Drawing number	31810-01BNG_A		
Drawing date	23/12/25	Version	A
Drawn by	CD		

BIODIVERSITY NET GAIN (BNG)

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%, unless exempt.

The Statutory Metric (2024) was used to assess the biodiversity net gain scenario for the proposals. The Site consists of modified grassland, an individual tree, and a non-native ornamental shrub. The on-site baseline score consists of 0.29 habitat units.

There is a native hedgerow adjacent to the Site boundary. The on-site baseline score consists of 0.15 hedgerow units.

There were no watercourses present on-site.

The proposals include the erection of a three-bedroom house and associated landscaping, resulting in the loss of modified grassland and a section of the hedgerow.

The proposed development results in a total unit net change of -0.05 habitat units and -0.03 hedgerow units.

As there is no scope for BNG on site due to its limited size, the client has decided to opt for off-site units to compensate for the loss.

Table 1: BNG Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.05
	Hedgerow units	-0.03
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-16.13%
	Hedgerow units	-20.24%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Biodiversity Gain Hierarchy

The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions.

Priority Actions

- In relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- In relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising, where possible:

Enhancement of existing habitats

Given the size and use of the Site, there is no scope for enhancements on-site.

Onsite Habitat Creation

There is no scope for newly created habitats within the proposals.

Purchase of biodiversity units as a last resort

To satisfy trading rules and achieve a 10% net gain and satisfy trading rules 0.07 habitat units and 0.05 hedgerow units are required.

I trust this summary is sufficient.

Best wishes,

Charlotte Drinkall

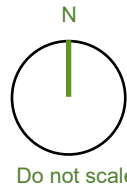
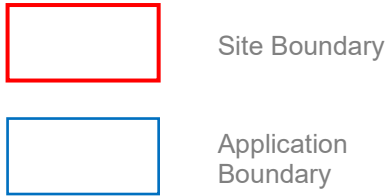
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Figure 2
Proposals



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APPENDIX A

Condition Assessment Tables

Table 1: Baseline Habitats

Baseline Habitat	D'ness	Condition	Scores
Modified Grassland	Low	Poor	A Fail; Fails essential criterion.
Native hedgerow	Low	Moderate	A1 Pass; A2 Pass; B1 Fail; B2 Pass; C1 Pass; C2 Fail; D1 Pass; D2 Pass Passes 6/8
Introduced shrub	Low	N/a	N/a
Individual tree	Medium	Good	A Pass; B Pass; C Pass; D Pass; E Pass; F Pass Passes 6/6

Table 2: Proposed Habitats

Proposed Habitat	D'ness	Condition	Scores
Developed land, sealed surface	Low	N/a	N/a

APPENDIX B

Site Photographs



Photo 1: The Site, predominantly managed species-poor modified grassland



Photo 2: Native hedgerow alongside the site boundary



Photo 3: There is a single ash tree present at the rear of the Site.

the ecology Practice

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