



Project: 24_BNG_05_70
Site: 43 Old Bath Road, Sonning, RG4 6SY
Client: Muhtasham Qureshi



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Biodiversity Net Gain Calculations

Land at 43 Old Bath Road, Sonning, RG4 6SY

DEFRA Metric - Completed July 2024 - 2.0

ROAVR Group

1. Summary

The scheme provided to us for comment relates to the demolition of the existing house and garage and the construction of a new house.

The site is c. 0.08ha in extent and is situated in the Wokingham Borough Council control area. The site is located on the southern side of Sonning and is accessed via the A4 Bath Road.

A UK Habitat Survey and PEA was carried out by ROAVR Group in June 2024. The development will result in the loss of a small area of self-set declining ash trees and ground level vegetation. The development will result in the loss of several potential roost features on the exterior of the house (B1). Habitats to be lost include buildings, other developed land, scattered trees, introduced shrub and modified grassland.

The site as existing consists of **0.12 habitat** units. Post development the scheme results in **0.08** habitat units and **0.04** hedgerow units resulting in a loss of **-28.13%** amounting to the loss of 0.03 habitat units and a gain of 0.04 hedgerow units.

2. Scope

This report contains the details of an Biodiversity Net Gain assessment carried out by Woodland Solutions (Northern) Limited t/a ROAVR Group for (43 Old Bath Road, Sonning, RG4 6SY, henceforth referred to as “the site” in this report.

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3. Legislative Overview

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and accompanying Technical Guidance and NPPG supersede all Planning Policy Statements (PPS's) and remaining Planning Policy Guidance (PPG's).

3.2 Environment Act (2021) & Biodiversity Net Gain

The Environment Act (2021) introduces mandatory biodiversity net gain (BNG) to ensure that new developments enhance biodiversity and help deliver thriving natural spaces for communities. This follows the change from a 'No Net Loss' to 'Net Gains' within the National Planning Policy Framework. The Environment Act entered force in January 2024 in relation to Biodiversity Net Gain.

3.3 Local Policy

Wokingham Borough Council as the local planning authority have policies to encourage developments to incorporate net gain including:

Policy CP7 and CP8 of the Wokingham Borough Council Adopted Core Strategy Development Plan Document which was adopted in January 2010.

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>

4. Assessment of The Proposed Development

A Biodiversity Net Gain Assessment was undertaken using Natural England's Statutory Metric - Auditing and accounting for biodiversity calculation tool (Natural England, 2024).

The site currently comprises a residential property with a house, garage, shed and mature garden.

In conclusion the PEA states:

"The development will result in the loss of several potential roost features on the exterior of the house (B1). Habitats to be lost include buildings, other developed land, scattered trees, introduced shrub and modified grassland."

The PEA recommends a number of biodiversity enhancements which cannot be fully accounted for in the metric. These include providing bat enhancements, sparrow terraces and nesting boxes, invertebrate boxes and new tree planting.

4.1 Natural England Metric

The scheme provides an opportunity for significant areas of enhancement. However in order to satisfy the trading rules of the metric, an area will need to be set aside outside of the residential curtilage for biodiversity enhancements to include the creation of grassland, and native tree and hedge planting.

BIODIVERSITY NET GAIN

4.2 The existing habitats on-site generate 0.12. The habitat units are generated by the existing vegetated garden.

4.3 Post-development, the site is expected to generate 0.08 habitat units, a biodiversity loss of 28.13%.

4.4 In this situation and given the size of the site, a proportion of the land holding will need to be fenced off outside of the residential curtilage and enhanced with new habitats created. Alternatively, offsite biodiversity credits could be purchased.

Appendix 1: Biodiversity Net Gain Assessment Calculations

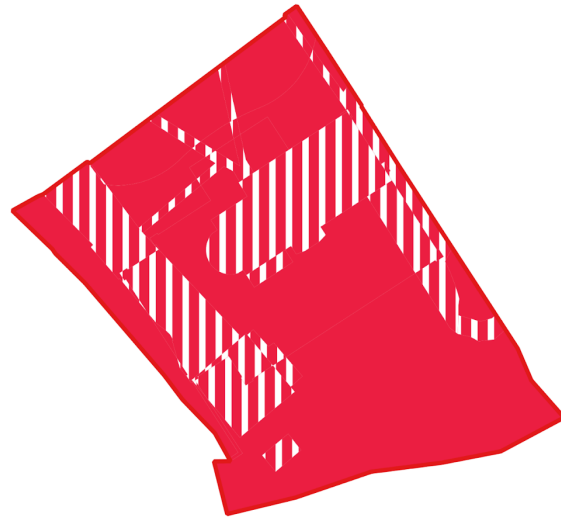
A1.1 The Biodiversity Net Gain Assessment was undertaken based on the site conditions on the 29th May 2024. The full metric has been provided.

REFERENCES

Natural England. (2024). Statutory *Biodiversity Metric*.
Metric completed by Ben Livick BSc CIEEM Ecologist Jul 2024.

Appendix 2: Site Plans

Baseline



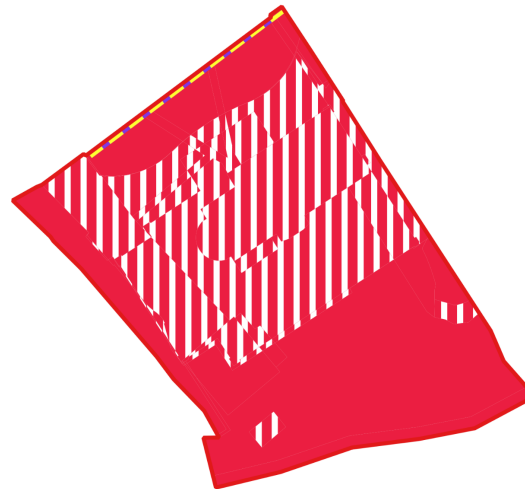
Red Line Boundary
Developed land; sealed surface
Vegetated garden



1:350



Proposal



Red Line Boundary
Native hedgerow
Developed land; sealed surface
Vegetated garden



1:350

