

Land off Lytham Road, Woodley

Biodiversity Net Gain Plan



27th May 2026

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Executive summary	
Purpose of report	To provide a Biodiversity Net Gain (BNG) Plan for the proposed development site, involving: • Details of the proposed development • Outlining condition assessment results • On and off-site pre-development biodiversity • On and off-site post-development biodiversity • How BNG will be achieved
Context of report	The Site comprised of a building, vegetated garden and existing hard standing. The proposed development and alterations to the site are as follows: • Demolition of building on Site • Construction of residential dwelling on Site with associated parking, access and infrastructure
Methodology	• The BNG metric was run using baseline conditions collected on site • The open-source Geographic Information System, QGIS was used to map the pre-development and post-development UKHabitat 2.0 habitat maps and obtain the areas of each habitat. • Results from the metric including any offsite units required, mitigation and enhancement measures were recommended.
Biodiversity Net Gain	The BNG metric was run on the 27th May 2026 Based on the data presented, the proposed project will yield a 14.50% Net Loss in BNG on Site. Offsite units will need to be purchased to obtain the required 10% gain.

1. Introduction

1.1. Background

1.1.1. In May 2026, Wessex Ecology Ltd were commissioned by Colony Architects to undertake a Biodiversity Net Gain Assessment at the land off Lytham Road, Woodley in Berkshire. This was following a previous preliminary ecological appraisal carried out in July 2025.

1.1.2. The purpose of this report was to:

- Provide details of the proposed development
- Present the pre-development biodiversity and condition assessment
- Present the proposed post-development biodiversity
- Show how BNG will be achieved including outline management to achieve the BNG targets

1.2. Site Description

1.2.1. Land off Lytham Road, hereafter referred to as 'the Site', measured approximately 0.072ha and was situated on Lytham Road, which ran to the east of the Site (approximate OS grid reference: SU 76052 73122), see Figure 1 below.

1.2.2. At the time of writing, the proposed developments and alterations to the Site were as follows:

- Demolition of building on Site
- Construction of new dwelling on the Site with associated parking, access and infrastructure

1.2.3. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary



2. Personnel

2.1. BNG metric

2.1.1. Darrelle Moffat is an experienced senior ecologist and an Associate member of CIEEM and holds a Natural England Class 1 Bat Licence and Class 1 GCN licence. Darrelle has extensive experience working on a range of ecological projects, biodiversity net gain, protected species and designing appropriate mitigation strategies.

2.2. Field survey

2.2.1. Megan Conway is an ecologist with a broad skill set encompassing strong botanical expertise and a wide range of ecological survey competencies. She is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and an experienced bat surveyor, regularly leading bat emergence and re-entry surveys. Megan works as an accredited agent under the Natural England Class 2 Bat Licence (2025-86241-CL18-BAT) and also holds a Natural England licence for hazel dormouse. She attained a BSc (Hons) in Wildlife, Ecology and Conservation from University Centre Sparsholt.

3. Planning and Legislation

3.1. Planning policies

- 3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024 and local policy.

3.2. Legislation

- 3.2.1. Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% which means a development will result in more or better quality natural habitat than was there prior to the development.
- 3.2.2. BNG can be achieved through creating biodiversity on-site within the red-line boundary, a mixture of on and off-site, or by buying statutory biodiversity credits from the government as a last resort.

4. Methodology

4.1. Field Survey

- 4.1.1. The baseline habitat survey was carried out on the 15th July 2025. The followed the UK Hab Version 2.0 habitat classification and the statutory Annex I BNG condition assessment guidance.

4.2. Biodiversity Net Gain

- 4.2.1. The methodology for the BNG assessment follows the statutory metric and User Guide. The biodiversity metric used was completed on the 27th May 2026.
- 4.2.2. Post-development plans and data was provided by Colony Architects.
- 4.2.3. The open-source Geographic Information System, QGIS was used to map the baseline habitats on Site and obtain the areas of each habitat, see Figure 2.
- 4.2.4. A post-development UKHab 2.0 map showing the proposed enhancements was also created using QGIS based on proposed plans, see Figure 3.
- 4.2.5. The Local Nature Recovery Strategy for the area was consulted to inform strategic significance, which follows the guidance in the BNG User Guide.

4.3. Limitations

- 4.3.1. The UKHabitat 2.0 survey provides a snapshot of conditions at the time of survey and some plant species may not have been present on the day due to time of year, conditions etc.
- 4.3.2. The details within this report will remain valid for a period of 18 months from the date of the survey.
- 4.3.3. One minor limitation is that the redline boundary extends to the north of the area considered during the initial assessment in 2025. However, this is to include the existing car park to the north which can clearly be identified on imagery and is all hard standing and therefore no updated survey was considered necessary.

5. On-Site biodiversity

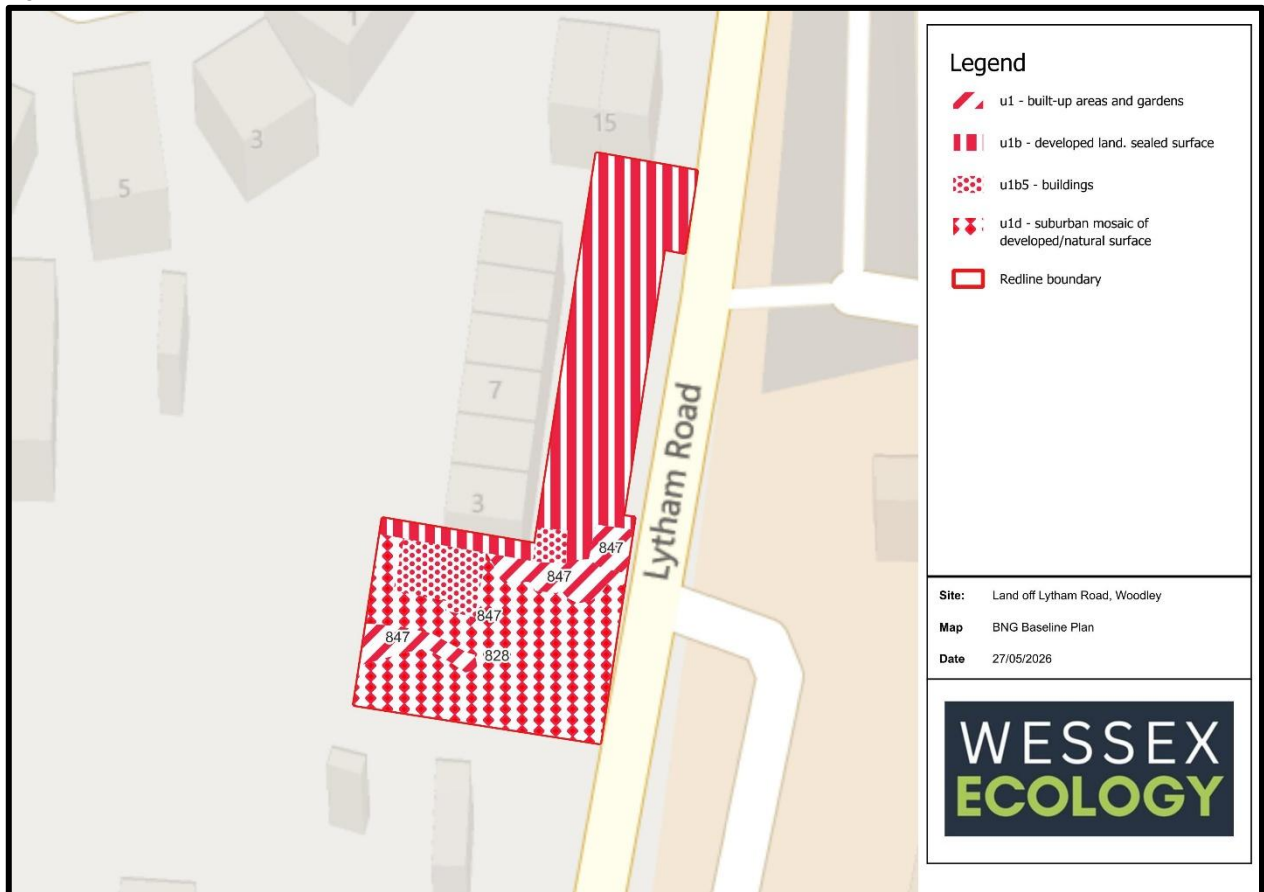
5.1. Pre-development

- 5.1.1. The total area of the Site measured 0.072ha. The habitat map of the Site pre-development is presented in Figure 2 below.
- 5.1.2. The following habitat types were recorded during the survey:
- u1 847 – built up areas and gardens, introduced shrub
 - u1d 828 – suburban mosaic of developed / natural surface, vegetated garden
 - u1b5 - buildings
 - u1b – developed land; sealed surface
- 5.1.3. The areas of each habitat are presented in Table 1 below. None of the habitats identified on site required a condition assessment.

Table 1. Pre-development habitat areas on-site

Habitat type	Area (ha)	Condition
Vegetated garden	0.028	N/A
Introduced shrub	0.006	N/A
Buildings (Developed land; sealed surface)	0.005	N/A
Developed land; sealed surface	0.032	N/A

Figure 2. Pre-development habitat map of Site.



5.2. Post-development

- 5.2.1. The proposed habitats for the development involve creation of a new dwelling and associated garden and access, resulting in the loss of some of the habitats on site.
- 5.2.2. The proposed habitat map is shown in Figure 3. This has been based off the proposed site / landscape plan appended.

Figure 3. Post-development habitat map of Site.



5.2.3. The existing hard standing area on site will be retained as presented in Table 2 below.

Table 2. Areas of habitat to be retained on-site

Habitat type	Area (ha)	Condition
Developed land; sealed surface	0.032	N/A

5.2.4. The following habitats to be created are presented in Table 3 below.

Table 3. Areas of habitat to be created on-site

Habitat type	Area (ha)	Condition
Buildings (Developed land; sealed surface)	0.011	N/A
Developed land, sealed surface	0.019	N/A
Vegetated garden	0.008	N/A
Modified grassland	0.001	Moderate
Modified grassland	0.001	Poor

5.2.5. Native hedgerow is also being created on site. As there is no existing hedgerow, no net gain is required and this gain will be in addition, as presented in Table 4 below.

Table 4. Areas of hedgerow to be created on-site

Hedgerow type	Length (km)	Condition
Native hedgerow	0.017	Poor

5.3. Strategic Significance

5.3.1. Berkshire has a published Local Nature Recovery Strategy (LNRS). The site does not fall in an area identified in the local strategy and therefore all habitats have been set to not in local strategy.

6. Biodiversity Net Gain

6.1. Results

Based on the data presented above, the proposed project will yield a 14.50% Net Loss in Biodiversity Net Gain on site, see Figure 4 below for the results output of the Statutory Biodiversity Net Gain Metric.

Figure 4. Statutory Biodiversity Net Gain results for the proposed development

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-0.01	
		Hedgerow units	0.03	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-14.50%	
		Hedgerow units	N/A	
		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%	0.07	0.07	0.02
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

6.2. Mitigation hierarchy

6.2.1. The mitigation hierarchy has been considered in the proposals for this site, as shown in Table 5.

Table 5. How mitigation hierarchy has been achieved in BNG

Hierarchy stage	Details
Avoidance / Minimisation	There are no habitats on site considered to be of high biodiversity value that required avoiding.

Compensation	The landscape plan includes planting where possible. The created garden space is being planted up although it cannot be considered in the BNG metric as per guidance. Wildflower verges are being created along the edge and a native hedgerow comprising a variety of beneficial species is being created and three new native trees (plus one in the garden) are being planted for biodiversity.
Offsetting	As a last resort, 10% gain has not been possible to fully achieve on site. The remainder will be obtained through the purchase of off-site units.

6.3. Offsetting

- 6.3.1. To achieve the minimum 10% net gain in habitats, offsite units will be purchased from a registered BNG provider.
- 6.3.2. A unit deficit of 0.02 habitat units is required to be purchased. No specific habitats are required to meet the trading rules.

7. Habitat Mitigation, Creation & Management

7.1. Protection of existing habitats

- 7.1.1. While there are no habitats of value that require protection on Site, there are a number of trees adjacent the Site that require protection to prevent damage.
- 7.1.2. The following recommendations should be followed to minimise adverse effects of the proposed development on the existing biodiversity on-site:
- Protective fencing will be installed around the root protection area of retained trees, as noted on the Landscaping Plan
 - The fenced areas are to exclude all construction activities, including materials storage, parking or similar for the duration of the development works and shall be affixed with appropriate signage restricting access other than for essential maintenance works.
 - General good practice construction measures will be employed including suitable storage of chemicals, fuels, spillage containment and other pollution control measures.
 - Biosecurity measures will be considered ensuring all vehicles and equipment entering or leaving the site are adequately cleaned between sites.
 - All construction waste will be removed from Site by a licensed contractor.

7.2. Outline of Habitat Creation & Management

- 7.2.1. Some habitats to be created will require specific creation and/or management for biodiversity. This is outlined below in Table 6.

7.2.2. While the native hedgerow is encouraged to be managed for biodiversity, it is not required for BNG gain and therefore is not included below.

Table 6. Proposals for management of habitats providing biodiversity benefit

Proposed habitats for biodiversity	Target Condition	Area (ha)	Details of Creation & Management
Individual trees	Moderate	0.0122	3no new small trees will be planted along the southern edge of the site to also enhance the buffer. These will target condition criteria A (native), B, D and F to achieve moderate condition. Some initial formative pruning is recommended in the few years following planting, and after establishment no specific management will likely be required. These will be replaced like for like if any fail.
Modified grassland	Moderate	0.001	New modified grassland will be created on the eastern edge of Site. These are expected to reach moderate condition as they will comprise a wildflower grass mix to target condition A (at least 6 species per m2) and is likely to meet condition criteria C, D, E, F and G.
Modified grassland	Poor	0.001	The area below the native hedges has also been included as modified grassland. However, it will target poor condition and no specific criteria are required to be met.

8. References

DEFRA (2024) The Statutory Biodiversity Metric User Guide. Updated 3 July 2025.

DEFRA (2025) The Statutory Biodiversity Metric. Version 1.0.4.

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

9. Appendices

Appendix 1 – Site Photos

(All photos were taken 15th July 2025)

Photo 1 – u1b5 buildings and u1 built up areas and gardens (secondary code 847 introduced shrub) and u1d suburban mosaic of developed / natural surface (secondary code 828 vegetated garden)



Photo 2 – u1 built up areas and gardens (secondary code 847 introduced shrub) and u1d (secondary code 828 vegetated garden)

7.2.3.



Appendix 2 – Proposed Landscape Plan

