

P23-2535

09 August 2024

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mark Croucher,

Planning App Ref: 240575 – Nigra House, Fishponds Road, Wokingham, RG41 2GY
– Discharge of the 'Biodiversity Gain Condition'

Planning Portal Ref: PP-13322204

Please find enclosed an application to discharge the 'Biodiversity Gain Condition' relating to application ref. 240575 at Nigra House. The permission comprises a full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping, and was granted by Wokingham Borough Council on 25th June 2024.

Part 1 – Biodiversity Gain Condition, Schedule 14 – Biodiversity Gain as Condition of Planning Permission, of the Environment Act 2021, makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met. It requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

In order to comply with the minimum requirements as set out in the Environment Act under paragraph 14(2) of Schedule 7A and under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following information has been submitted to discharge the condition:

- Standard Biodiversity Gain Plan completed template
- Biodiversity Net Gain Report produced by BLADE
- Detailed Landscape Proposals produced by BLADE
- The Statutory Biodiversity Metric Calculations produced by BLADE

4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL
T 01509 670806 E EastMidlands@pegasusgroup.co.uk
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An application fee of £145 has been paid via the Planning Portal. I trust that the above information is sufficient to discharge the 'Biodiversity Gain Condition' but if you require any further information, please do not hesitate to contact me.

Yours

Tom Beardsmore



Senior Planner
tom.beardsmore@pegasusgroup.co.uk

Enc.