

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	253007
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 243229 dated 05/12/25. Condition 3 relates to external materials; 4 to ground and building levels; 5 to protection of trees; 6 to landscaping; 7 to decontamination; 8 to a Construction Method Statement; 9 to biodiversity enhancements, and the application is also to discharge the biodiversity gain plan condition.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ **Request further information before determination as stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Documents reviewed for this application;

- Biodiversity Gain Plan dated 8th December 2025
- Biodiversity Enhancement Plan, December 2025 by AA Environmental Limited
- Technical Note: Biodiversity Net Gain, Revision B, December 2025 by AA Environmental Limited

Biodiversity Gain Plan Condition

Securing off-site habitat enhancements through the purchase of biodiversity units from Wild Capital is acceptable in principle.

The Biodiversity Gain Site Register reference number, while shows the off-site habitat units purchased are acceptable in principle, they are not shown as being allocated to this development on the Biodiversity Gain Register. As such, the condition cannot be discharged at this stage.

In addition, the submitted DEFRA Biodiversity Metric has not been completed correctly. The Off-site Baseline and Off-site Habitat Creation sections (Tables D1–D2) must be completed to demonstrate that a net gain is achieved and that the statutory trading rules have been adhered to.

To discharge this condition, the developer must secure the off-site biodiversity units through a legal agreement with the off-site provider, ensuring the Biodiversity Gain Register confirms that the units are allocated to this development. Additionally, the DEFRA Metric must also be updated to include completed Tables D1–D2.

Condition 9 - Biodiversity enhancements

The Biodiversity Enhancement Plan provides clear location and prescriptions to follow for implementing the biodiversity enhancements. The enhancements discussed include all enhancements required to discharge Condition 9.

Conditions & Reasons (if required)

N/A

Date:	03/02/26	Signed:	L.Aparo
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