

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	243207
Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.		
Type of Development:	Minor All other developments		
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

Following the previous ecological memo comments, the applicant ecologist has provided an updated Biodiversity Net Gain Assessment Report and Statutory Biodiversity Metric Tool has been submitted by Arbtech dated 26th February 2026 for both documents.

The updated BNG Assessment report and Statutory Metric calculation, the baseline has been reclassified as vegetated garden, of which I agree should have been classified as from the start. I agree with the baseline habitat categories and conditions.

The Statutory Biodiversity Metric indicates that the proposed development would result in a 15.78% net loss in biodiversity units, with trading rules not applicable to this site. Under the Statutory Biodiversity Net Gain (BNG) requirement, the development must deliver a minimum 10% net gain in habitat, hedgerow and watercourse units. To meet this obligation, a Biodiversity Gain Plan will be required and must be approved prior to commencement of development. The Gain Plan must include a Biodiversity Gain Reference Number, confirming that the units are recorded on the Net Gain Register. We cannot discharge the condition unless these off-site units are registered, allocated, and visible online.

At the prior to commencement stage and once submitting the gain plan, there is an issue worth raising:

- The metric currently shows the existing vegetated garden as being lost and a new vegetated garden created. This appears to be incorrect. Based on the baseline and post-development plans included in the BNG Report, the vegetated garden is being retained rather than replaced, and the existing trees within it would make “creation” of a new vegetated garden impossible in practice. Correcting this in the metric would reduce the number of biodiversity units the applicant needs to secure.

However, this issue can be resolved at the pre-commencement stage, as stated above.

Conditions & Reasons (if required)

Statutory Biodiversity Net Gain Planning Obligation to comply with the Environment Act 2021.

Date:	05.03.25	Signed:	L.Aparo
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