

2 September 2026

FAO Chief Planning Officer
Planning Department

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Dun Elms, Nelsons Lane, Hurst, RG10 0RR

Discharge of conditions application for application ref 243193 relation to Information 2

I am pleased to enclose a discharge of conditions application submission for planning permission ref 243193 approved on 11/04/2025 on behalf of Mr Andrew Loveridge ('the Applicant'). This application seeks to discharge Informative 2 (Biodiversity Net Gain).

Accompanying this submission are the relevant application form, documents, and information.

INFORMATIVE 2 (BIODIVERSITY NET GAIN)

As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to

the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

Appendix 1 provides evidence that the Applicant has secured the required off-site Biodiversity Net Gain credits under site reference **BGS-100624001** in accordance with the requirements outlined in Informative 2. Details of the secured credits can also be viewed using the below link:

<https://environment.data.gov.uk/biodiversity-net-gain/search/BGS-100624001>

CONCLUSION

The submitted details are considered to provide the relevant information required to discharge Informative 2 (Biodiversity Net Gain). It is therefore respectfully requested that this condition be discharged, allowing development to commence.

Should you have any further questions, please do not hesitate to let me know.

Yours Faithfully,

Illay Lupu MPlan (Hons)

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