

**Town and County Planning Act 1990
Section 78 (As Amended)**

**STATEMENT OF COMMON GROUND ON
ECOLOGY AND BNG MATTERS**

Prepared by:

**Woolf Bond Planning LLP
for Dandara Southern Ltd & Elstree Land Ltd**

and

Wokingham Borough Council



**WOKINGHAM
BOROUGH COUNCIL**



Woolf Bond Planning
Chartered Town Planning Consultants

Land North of Reading Road, Arborfield

PINS Ref: APP/X0360/W/25/3371069

LPA Ref: 243099

WBP Ref: 9015

February 2026

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1. **MATTERS NOT IN DISPUTE**

1.1 The following matters are not in dispute:

Biodiversity Net Gain ("BNG")

1.2 The application was submitted post commencement of mandatory BNG and there are no valid exemptions from this requirement.

1.3 The Appellant submitted an updated BNG Metric Iteration V2 completed on 26th January 2026 ("2026 BNG Metric"), which supersedes all previous iterations of a BNG Metric.

1.4 The 2026 BNG Metric adequately reflects the baseline for BNG purposes.

1.5 The 2026 BNG Metric supplies a post-development scenario, but this is not to be approved in detail at this stage. It can, however, be used as an indicative strategy for BNG plan should permission be granted.

1.6 The indicative strategy for BNG delivery is to use both on-site and off-site habitat creation or enhancement to achieve the target of 10% BNG. This strategy is possible under the BNG regulations.

1.7 There is no current mechanism to secure greater than 10% mandatory BNG requirement.

Protected Species

- 1.8 The Appellant's Highways Proof of Evidence indicates that 22 new lighting columns are proposed as off-site highway works, i.e. outside of the red line boundary of the Site. This part of the proposal was not included as part of the original planning application, nor was it assessed in the original application's Ecological Impact Assessment. This formed the basis of Additional Issue 4 as recorded on the Council's Statement of Case.
- 1.9 In the absence of suitable avoidance or mitigation, the proposed addition of lighting along Reading Road as part of off-site highways works has the potential to negatively impact bat species. However, subject to mitigation to be finalised at the detailed design stage (to be secured via condition on outline planning permission if the appeal is allowed), it is agreed that this is unlikely to significantly negative affect the local conservation status of the bat species identified via on-site survey effort.
- 1.10 Additional Issue 4 has been resolved to the Council's satisfaction through the provision of additional information by the Appellant in the form of an Ecology Statement prepared by Mark Rose CEcol MCIEEM (Annex 6 to the Planning Proof of Evidence). It is agreed that:
- 1.10.1 the extent of ecological survey and that the current plans for enhancement have been reviewed

- 1.10.2 that the mitigation hierarchy has been considered
- 1.10.3 the conclusions are based on the specific recommendations for avoidance measures (e.g. moving one lantern)
- 1.10.4 the conclusions are based on the specific recommendations for mitigation (not currently detailed on the plans)
- 1.11 The proposed highways improvements can comply with Policies CP7 and TB23 in relation to impacts on protected species, subject to detail of the mitigation being secured by condition.
- 1.12 It is anticipated that the List of Conditions submitted prior to the Inquiry will include Highway Improvement Works for Reading Road footway condition that will secure the avoidance and mitigation measures for protected species.

2. **MATTERS IN DISPUTE**

- 2.1 There are no outstanding matters pertaining to BNG and protected species on which the parties disagree.

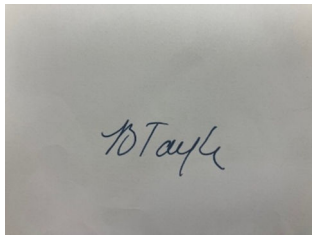
3. **AGREEMENT: SCHEDULE OF COMMON GROUND**

3.1 This document is accepted as the agreed Statement of Common Ground
for the Appeal being considered under PINS Ref:

APP/X0360/W/25/3371069

3.2 It has been duly signed by representatives of the Appellant and
Wokingham Borough Council.

Signed on behalf of the Appellant

Name:	Brigid Taylor on behalf of Dandara Southern Ltd & Elstree Land Ltd
Signature:	
Date:	26.02.2026
Position:	Director

Signed on behalf of Wokingham Borough Council

Name:	Joanna Carter on behalf of Wokingham Borough Council
Signature:	
Date:	27 th February 2026
Position:	Principal Planning Officer
