

P24-2971

26th May 2026

Wokingham Borough Council
Development Management Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Planning

Planning App Ref: 242136 – Nigra House, Fishponds Road, Wokingham, RG41 2GY
– Discharge of the ‘Biodiversity Gain Condition’

On behalf of our client Indurent, please find enclosed an application to discharge the ‘Biodiversity Gain Condition’ relating to application ref. 242136 at Nigra House, Fishponds Way, Wokingham.

The permission comprises a full application for the following:

Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.

This planning permission was granted conditionally by the local planning authority on 6th January 2025 (LPA ref 242136).

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.

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
- Biodiversity Net Gain Metric Calculation

Arrangements have been made for the required fee to be paid via the Planning Portal. I trust that the above information is sufficient to satisfy the 'Biodiversity Gain Condition' but if you require any further information, please do not hesitate to contact me.

Yours sincerely,



Louise Winson
Principal Town Planner

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Enc.