

JPPC ref: 8534

Planning Service
Wokingham Borough Council

SUBMITTED VIA PLANNING PORTAL

12th August 2026

Dear Sir or Madam,

251233: Discharge of conditions- Warren Crest Farm, Finchampstead

Please find enclosed an application to discharge conditions of planning permission 251233 at Warren Crest Farm, Finchampstead.

This submission addresses the following conditions:

- Statutory biodiversity net gain condition (unnumbered)
- Condition 4- habitat management and monitoring plan
- Condition 7- tree protection.

Biodiversity Net Gain

Having explored viable, the applicant has established the purchase of BNG credits the most suitable option to provide the required net gain in biodiversity. The residential development limits opportunity for on-site provision.

We provide the necessary documents demonstrating the BNG requirements and acquisition of the necessary credits required by the statutory condition.

Condition 4

Condition 4 of the planning permission relates to a habitat management and monitoring plan. The condition was applied in anticipation of BNG being provided on site, however the necessary gain is to be provided elsewhere in a strategic enhancement scheme.

The relevant management/monitoring is therefore the scheme in which the acquired units are provided. The documents are supplied. Having regard to the purpose of the condition, to ensure the BNG provided in connection with the scheme is securely provided, these are considered to satisfy condition 4.

Condition 7

This submission includes measures for the protection of trees as required under condition 7.



We believe the submitted details address the matters covered by the above conditions and welcome early approval. We will be pleased to discuss further, please do not hesitate to get in touch.

Yours faithfully



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