

[REDACTED]
Planning Services
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Reading
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

20 February 2025

Our Ref: 40116

Your Ref: 240892

Dear [REDACTED]

Planning Application Reference: 240892 – Land at Phase 2a and Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Biodiversity Gain Plan Condition

On behalf of our clients, Kingacre Estates, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge the Biodiversity Gain Plan Condition pursuant to full planning permission reference 240892. The planning permission comprises

“a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions”.

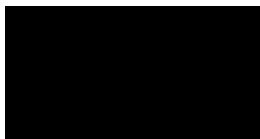
Schedule 7A of the Town and Country Planning Act (as inserted by Schedule 14 of the Environment Act 2021) makes a 10% Biodiversity Net Gain mandatory for development. Schedule 14 Part 2 of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to condition, which stipulates that development shall not commence unless a biodiversity net gain plan has been submitted and the planning authority has approved the plan.

To discharge this condition the following information is submitted 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:

- Completed DEFRA Biodiversity Net Gain Plan dated 13/02/2025
- Biodiversity Net Gain Design Stage Report by ECOSA (ref. 20.0032.0023.F2 dated 08/01/2025)
- Statutory Biodiversity Metric Calculation Tool dated 10/01/2025
- Ecological Impact Assessment by ECOSA (ref. 20.0032.0022.F0 dated April 2024)

I trust this information is acceptable and that the application can be registered and determined without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Matt Harris

Associate Planner

m.harris@nexusplanning.co.uk