

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	SDL Ecology	App No:	250424
Address:	Land at Phase 2a & 2b of South Wokingham SDL.		
Proposal:	Application for submission of details pursuant to the mandatory Biodiversity Gain Plan for planning permission 240892 dated 05.02.2025		
Type of Development:			
Site Visit Made:	Yes/ No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ **Request further information before determination as stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General Biodiversity Gain Condition

I do not recommend that this condition is discharged.

The detailed biodiversity gain plan looks sound apart from one aspect. The number of individual trees counted within the post-development scenario is 56. Of these, 36 trees are located within the mixed scrub. The UK Habs definition allows for scattered trees to be found with this habitat type. Therefore, as per the User Guide, these trees should not be separately counted as individual trees – this would be double counting. I therefore recommend that the metric should be adjusted so the total area for individual trees is 0.0814ha (20 small trees) and the condition score for these trees should be lowered to poor to reflect the non-native species choice and street location which limits canopy oversailing vegetation.

Recognising the lower value of the individual trees in the biodiversity metric means the following changes to the detailed biodiversity gain plan:

- i. The number of area habitat biodiversity units drops from 5.53 to 5.07,
- ii. The change of area habitat biodiversity units drops from 1.44 to 0.97,
- iii. The area habitat biodiversity units % change drops from +35.22% to +23.76%

I note that allowing for my recommended adjustment would still mean that the percentage gain in all relevant categories would still be greater than the mandated 10% target. My opening line that the condition should not yet be discharged is based on wanting to ensure that an accurate post-development scenario is recorded for this parcel – particularly as it has implications on the later assessment of other parcels within a larger permission.

If the applicant can agree that my recommended change to recording the post development scenario is reasonable, I would be able to recommend that the general biodiversity gain condition can be discharged.

Conditions & Reasons (if required)			
n/a			
Date:	9 April 2025	Signed:	D. Fisher