

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261312
Address:	Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details pursuant to the mandatory Biodiversity Gain Plan for planning permission 242136 dated 06.01.2025		
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

The applicant has submitted a Biodiversity Gain Plan that includes a Biodiversity Gain Site Register reference number, confirming that the site is allocated on the Biodiversity Gain Site Register. The Biodiversity Net Gain (BNG) Report is also consistent with the details recorded on the Register.

However, the statutory biodiversity metric has not been updated to reflect the off-site biodiversity units. The off-site tabs have not been completed and therefore the metric does not currently demonstrate that the development achieves the required 10% biodiversity net gain or complies with the biodiversity gain trading rules.

To address this, the applicant must revise the metric and complete the following tabs; D-1: Off-site Baseline Habitat D-2, Off-site Habitat Creation and D-3: Off-site Habitat Enhancement.

These sections should include the relevant off-site habitat data and the associated Biodiversity Gain Site Register reference number(s). Once completed, the metric should clearly demonstrate the biodiversity units secured off-site, confirm compliance with the trading rules, and show that the development achieves a minimum 10% biodiversity net gain.

Conditions & Reasons (if required)

N/A.			
Date:	23.06.26	Signed:	L.Aparo