

Biodiversity Survey And Report Statement

21 Harrow Way, RG41 5GJ

December 2025

As set out in the 'Wokingham Council Requirements for Validation of Planning Applications', the Biodiversity Survey and Report is required for the following:

Any alterations or enlargement to existing roofs will require a biodiversity survey/report.

Where a proposed development may have possible impacts on wildlife and biodiversity, in particular protected species such as bats (generally considered necessary for demolition where bats are known to be in the area), Great Crested Newts (where there is a known great crested newt breeding pond within 250m or a pond on the site), badgers or common reptiles.

The proposed site is over 250m from a pond, lake or woodland and It is considered that a Biodiversity Survey and Report is not necessary for this householder development.

However, one can be provided if requested during validation.

Please contact the agent.