

Date: 16 April 2026
Application: 253144



**WOKINGHAM
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Dear Mr Brian Woods,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 243193**

Application Number: 253144

Applicant Name: Mr Andrew Loveridge

Site Address: Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE

Proposal: Application for submission of details to comply with the following condition of planning consent 243193 dated 11/04/2025. Condition 5. Drainage System. 6. Landscaping. 7. Biodiversity Enhancements. 8. Horse manure storage. BNG Condition.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 5, 6, 7 and 8. The development is to be carried out in accordance with the approved details.
- Insufficient details have been submitted so far in relation to the BNG condition. These will need to be submitted in accordance with the timescales set out by the condition wording.

Yours sincerely,
Development Management & Compliance

Authorised by:

JMM

16 April 2026

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 5	- Sustainable Drainage System Strategy – STM Environmental – 10 th April 2026 – ref: SWDS - 2025 - 000034		13 April 2026	Acceptable details have been submitted in relation to condition 5. The development is to be carried out in accordance with the approved details.
Condition No. 6	- J005408-TD-01 – Proposed Site Development Scheme - J005408-TD-02 – Proposed Landscaping Plan		23 December 2025 and 13 March 2026	Acceptable details have been submitted in relation to condition 6. The development is to be carried out in accordance with the approved details.
Condition No. 7	- J005408-TD-01 – Proposed Site Development Scheme - J005408-TD-02 – Proposed Landscaping Plan		23 December 2025 and 13 March 2026	Acceptable details have been submitted in relation to condition 7. The development is to be carried out in accordance with the approved details.
Condition No. 8	- J005408-TD-01 – Proposed Site Development Scheme		23 December 2025	Acceptable details have been submitted in relation to condition 8. The development is to be carried out in accordance with the approved details.
BNG Condition	- Post Development Biodiversity Metric - Biodiversity Gain Plan – 19 th December 2025 - Habitat Management and Monitoring Plan – 16 th December 2025 – Version 1 - Biodiversity Net Gain and Biological Impact Assessment – Cherryfield Ecology - 16 th December 2025		23 December 2025	See response from WBC Ecology below.

WBC Ecology response to BNG condition details:

According to the location plan for the approved application 243193, the site consists of a red line boundary which encompasses the hardstanding and a blue line boundary, which indicates the off-site habitat to be enhanced. However, the gain plan submitted stipulates that only on-site enhancements have been required, but majority of enhancements such as the neutral grassland creation and planting of trees takes place within the off-site land, shown by the blue line.

Government guidance for the Statutory Biodiversity Gain stipulates that off-site land is land outside of the redline boundary, this includes any land within the blue line boundary. Additionally, the Biodiversity Gain Site Register Regulations 2024 stipulate that only after land has been entered into the biodiversity gain register can a section 106 apply to secure enhancements. As it stands, no biodiversity gain reference number has been provided and the gain plan implies that all enhancements are taking place on site, when it's all located in the off-site blue boundary land. The land has not been registered under the Biodiversity Gain Site Register.

The applicant will need to register the land in the Biodiversity Gain Site Register and provide a reference number before this condition can be discharged.

Although the off-site land will first need to be registered on the Biodiversity Gain Site Register before the off-site land can be allocated to the development, there is one further issue to raise. The applicant proposes that the off-site area will achieve good-condition neutral grassland, which is a demanding target requiring a high density and diversity of indicator species per square metre. The applicant does provide clear justification on how it will reach the number of species per m² by appropriate management plan. However, as the proposed condition is a difficult condition to reach and secure, the applicant must explain how the habitat will be protected from recreational use and uncontrolled grazing, as these pressures would compromise the ability of the grassland to reach and maintain good condition. The HMMP should specify the proposed fencing type, layout, and access including how the area will be secured to prevent horse grazing outside the permitted period and to avoid erosion from informal recreational activity before the LPA can be confident that the target condition is achievable.