

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260738
Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Full application for the installation of a temporary prefabricated construction site office and gravel parking area for a period of three years. (Retrospective)		
Type of Development:	Minor All other developments		
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 building was erected in 2017 and has been consistently used. As the development is retrospective it is exempt from biodiversity net gain.

No ecological reports have been submitted in support of this application. The Planning Statement (Avison Young, 25th March 2026) advises that the development is retrospective and has been in use since 2017. As the application is retrospective it is exempt from the mandatory BNG provisions.

However, Chapter 15, Paragraph 193(d) of the National Planning Policy Framework (NPPF) requires planning decisions to contribute to and enhance the natural environment by minimising impacts on, and providing net gains for, biodiversity. It is therefore considered proportionate and reasonable to require the submission of a biodiversity metric demonstrating the baseline habitat value and the post-development habitat value of the site. Whilst a 10% net gain would not be required in this instance, the metric should demonstrate that the development delivers a measurable biodiversity gain in accordance with national planning policy.

Biodiversity Enhancements

Chapter 15 of the National Planning Policy Framework (NPPF) and the Wokingham Borough Development Plan require development proposals to deliver measurable biodiversity benefits through building layout, design, or landscaping.

In order to comply with national and local policy, the development will be required to incorporate a bat and bird box. As the development has already been built, it will be required for these boxes to be ones that are situated on the external part of the building as opposed to integrated. It is considered reasonable and proportionate to require the installation of one bat box and one bird box. To ensure delivery of these biodiversity enhancements, it is recommended that a Species Compensation and Enhancement condition is attached to any grant of planning permission.

Conditions & Reasons (if required)

Species Compensation and Enhancement Condition

Condition: Prior to construction, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of one permanent bat roosting feature(s) and one permanent bird box, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

Date:	17/07/26	Signed:	L.Aparo
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