

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	242068
Address:	Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the 'Biodiversity Net Gain condition' of planning consent 240575 dated 25/06/2024.		
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

I do not recommend discharge of the General Biodiversity Gain Condition.

The applicant has supplied a completed statutory metric for the detailed proposal on-site. The only element I question about the on-site proposed landscaping is whether 13 new small trees can be accommodated within the site for the full thirty year period. The proposals indicate that the spacing of the new tree planting, particularly in relation to the 7 small existing trees (along the south-western boundary) will be such that there is no growing space. I therefore think that over the 30 years from now, at least a few of the trees will need to be thinned out to allow space to grow. This needs to be factored into the metric by reducing the numbers in the post-development scenario.

Alternatively, the applicant will need to give a justification as to how all the trees can be retained for the full thirty years.

Even as submitted, the proposals indicate a net loss of habitat units on-site. A net gain is not achievable on-site. The submitted Biodiversity Net Gain Report (BLADE, V2, June 2024) indicates in paragraph 4.9 that acquisition of units (presumably off-site units) is currently being explored. The applicant needs to supply the full detail of any off-site units allocated to this development within the metric.

Until such time as we get this detail, it is impossible to discharge the condition.

If the applicant cannot obtain off-site units for this scheme and demonstrate that they have been allocated to this development on the national register, then there is the final resort of purchasing statutory credits from national government.

If proposing to purchase statutory credits, the applicant will need to demonstrate that they have tried to purchase off-site units in their report. They will also need to provide the receipt for the statutory credits.

Conditions & Reasons (if required)

n/a

Date:	8 October 2024	Signed:	D. Fisher
--------------	-------------------	----------------	-----------