

BIODIVERSITY STATEMENT

Proposed Single-Storey Extension, The Paddocks, Lodge Road, Whistley Green, Berkshire, RG10 0EG

1. Introduction

- 1.1. This statement has been submitted as part of a Householder Planning Application seeking permission for a single storey extension and internal alterations at the above address.
- 1.2. Planning Portal is requesting that a Biodiversity Survey and Report is submitted as part of the application documentation. However, we feel that the nature of the Works and Application mean that this isn't applicable, and this statement will provide justification for this.

2. Planning Constraints

- 2.1. The Local Validation list provided by Wokingham Borough Council states that a Biodiversity Report is only required for Full Planning applications and not for Householder applications such as this one.
- 2.2. The Planning Policies and Constraint Map from Wokingham Borough Council shows that the site falls under the Bat Roost Habitat Suitability Model, which states a Bat Survey is required for planning applications that involve roof modification or demolition.
- 2.3. As indicated on the submitted documentation, the proposed Works we are seeking permission for involve no work to the existing roof and therefore, we feel a Bat Survey is not required for our application.

3. Biodiversity Net Gain

- 3.1. Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.
- 3.2. This is subject to exemptions. An exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015). Therefore, the application is exempt from BNG.

4. Conclusion

- 4.1. As per the above evidence, we feel that a Biodiversity Report isn't required for the application and the nature of the Works and we trust the application can be validated on this basis.