

Date: 27.02.2025
Application: 242068



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr Sir / Madam

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240575**

Application Number: 242068

Applicant Name: The Owner and/or Occupier

Site 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.

Insufficient information has been submitted in relation to the Mandatory Biodiversity
Net Gain condition required under Schedule 7A of the Town and Country Planning Act
1990 (inserted by the Environment Act 2021). Further information is required to
discharge this condition.

Yours sincerely,
Development Management & Compliance

Authorised by:

BJC

Condition	Plan Number/Report Details	Date Received	Comments
Condition BNG	Biodiversity Net Gain Report 196-E-RP-PL-1734BNP; The Statutory Biodiversity Metric dated 19.07.2024; AND 1631-L-D-PL-200	12 August 2024	The council do not consider that the on-site proposed landscaping for 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. 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.