

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	251091
Address:	Willow Marina, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the proposed installation of 3 no. additional moorings on the East riverbank consisting of 3 no. pontoons to replace the three current linear berths with six parallel berths.		
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

Biodiversity Net Gain

The application ecologist, Arbtech, have provided an updated BNG baseline assessment using the Statutory Metric Tool, Revision 1 dated 16th October 2025. The revised metric has considered the previous memo comments and now provides baseline assessment of watercourse units and only includes assessment details of the area proposed for works, as opposed to the entire site which is to remain as is.

The revised metric indicates that the biodiversity net gain percentage has decreased from -2.24% net loss in habitat units to -70% net loss of habitat units and -8% net loss of watercourse units. The increase in net loss is due to the area of the application site being reduced to show only the area of works. The application ecologist has shown that the off-site creation of units will require unfeasible commitments and as such has suggested the purchase BNG units. This does align with gain hierarchy as watercourse is a habitat of medium distinctiveness, half of the watercourse area is to be retained, enhancement and creation of habitat will be difficult due to the location of the application site and the use of the land, as such justification has been provided for the purchase of units.

The applicant will need to submit evidence of purchase of BNG units to comply with the Statutory Biodiversity Net Gain obligation.

Conditions & Reasons (if required)

n/a			
Date:	20/01/26	Signed:	L.Aparo