
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253109
Address:	20 Culver Lane, Earley, Wokingham RG6 1DT.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping, removal of the existing side access, and extension of the veranda of an existing outbuilding.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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 have reviewed the Biodiversity Metric, Biodiversity Net Gain Assessment (Crossman Ecology, Ref R1160.002_BNG, March 2026), Biodiversity Statement Rev B (1 Right Plan), and Proposed Landscaping plan (1 Right Plan Dwg 20 Rev A, October 2025). I have also reviewed the Planning Statement and plans and elevations submitted in support of the application. No biodiversity surveys are submitted in support of the application. The property is not identified as being in an area of suitable bat roost habitat.

The BNG Assessment states that there has not been any unauthorised habitat degradation. The Ecologist has not taken account of the habitat clearance since 2023 carried out prior to submission of the current application, and loss of biodiversity habitat units as a result of increase in sealed surfaces. The submitted metric is not consistent with the BNG Assessment. The metric calculates that there will be a 5.37% net loss of biodiversity habitat on site. I therefore don't agree with the report that 0.01 units of off-site compensation, would ensure not net biodiversity loss or a 10% uplift has stated and additional credits or off-site units should be secured to comply with the regulations and planning policy. I do not recommend that the species propose in Proposed Landscaping Plan (1 Right Plan Dwg 20 Rev A, October 2025) provide adequate biodiversity compensation and ensure enhancement for wildlife required by policies CP3, CP7 and MDD TB23.

20 Colver Lane

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	0.02																					
	Hedgehog units	0.00																					
	Water course units	0.00																					
On-site post-intervention (including habitat creation, creation & enhancement)	Area habitat units	0.02																					
	Hedgehog units	0.00																					
	Water course units	0.00																					
On-site net change (units & percentage)	Area habitat units	0.00	-5.37%																				
	Hedgehog units	0.00	0.00%																				
	Water course units	0.00	0.00%																				
Off-site baseline	Area habitat units	0.00																					
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	Water course units	0.00																					
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%																				
	Hedgehog units	0.00	0.00%																				
	Water course units	0.00	0.00%																				
Combined net unit change (including all on-site & off-site habitat creation, creation & enhancement)	Area habitat units	0.00																					
	Hedgehog units	0.00																					
	Water course units	0.00																					
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00																					
	Hedgehog units	0.00																					
	Water course units	0.00																					
FINAL RESULTS																							
Total net unit change (including all on-site & off-site habitat creation, creation & enhancement)	Area habitat units	0.00																					
	Hedgehog units	0.00																					
	Water course units	0.00																					
Total net % change (including all on-site & off-site habitat creation, creation & enhancement)	Area habitat units	-5.37%	Total net gain achieved is less than target net ▲																				
	Hedgehog units	0.00%																					
	Water course units	0.00%																					
Trading rules satisfied?	No - Check Trading Summary ▲																						
<table> <tr> <th>Unit Type</th> <th>Target</th> <th>Baseline Units</th> <th>Units Required</th> <th>Unit Deficit</th> </tr> <tr> <td>Area habitat units</td> <td>10.00%</td> <td>0.02</td> <td>0.02</td> <td>0.00</td> </tr> <tr> <td>Hedgehog units</td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>Water course units</td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> </table>				Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Area habitat units	10.00%	0.02	0.02	0.00	Hedgehog units	10.00%	0.00	0.00	0.00	Water course units	10.00%	0.00	0.00	0.00
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Water course units	10.00%	0.00	0.00	0.00																			
No additional hedgehog units required to meet target ✓ No additional watercourse units required to meet target ✓																							
Input errors/rule breaks present in metric ▲																							

If the application is approved the obligation to submit and implement agreed on-site habitat creation and purchase of credits or registration of off-site gain land should be secured. To for the impact to wildlife and secure enhancement required by the NPPF 2024 and Local Plan planning policy, approval and implementation a revised wildlife-friendly landscaping scheme should be secured by planning condition.

All wild bird species, their eggs and nests are protected by law. It is an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

All bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species; and
- Deliberately kill, injure or take any bat.

I request informatives I19 and I17 are appended to the decision notice.

Conditions & Reasons (if required)

Condition: Within one months of the date of this decision a scheme, full details of both hard and soft landscape proposals that shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure, wildlife-sensitive lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of **thirty** years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

To ensure that biodiversity and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 and paragraph 198, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informative: This permission does not convey or imply any approval or consent required for protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 (as amended). Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	24/04/26	Signed:	T Cuss
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