

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Sent: 11 November 2025 18:31:31 UTC+00:00
To: "Connie Davis" <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road
Attachments: BG21.142 Templecombe House - Biodiversity Metric 3.1 - FINAL.xlsm, IEMP.pdf, Conservation Management Strategy.pdf, BG21.142.13 Templecombe House, Henley on Thames - Conservation Management Strategy - REV1.pdf

Hi Connie

Our ecologists have now reviewed the comments from your consultant ecologist. Their responses are as follows in red for ease of review and they also appear in the attached updated CMS in red.

The CMS document is not searchable, which makes review difficult and very time consuming.

The updated version must be supplied in a fully searchable format. *The s106 obligation did not specify that it should be provided as a searchable document and since it was prepared over a year ago it is too late to now request this. However, for ease of reference, our responses to the consultant's comments are provided against their comments (below) and then in the updated CMP they also appear in red. That should make the process of reviewing our responses much easier and quicker.*

Section-Specific Comments

Section 2.3.10

- The updated biodiversity metric has not been supplied – while not specifically required by the S106 agreement, this would be helpful. *Attached*

Section 2.3.12

- What happens if soil analysis shows receptor sites are found unsuitable? Further details are needed here. *Detail added.*
- Clarification needed on what “improvement” means for retained areas as the text here suggests the area will only be improved in certain locations where there is dominant tor grass or where scrub or cotoneaster is encroaching – however, later reference to retained areas suggests the whole area/parcel will be enhanced– I just think the wording in this section is unclear. *The management will focus on reducing the dominance of undesirable species to extend the area of species rich calcareous grassland. The exact details will depend on the current status of the grassland and it will likely require key targets following a site visit*

Table 2

- Requires updating with timings of works reviewed and updated. *Simplified to time of year, as we don't know the proposed timetable for works to start*
- Badger statement, as above with confirmation of whether sett closure has been undertaken if needed. *The badger sett closure was undertaken under licence to allow for the road widening, although the work was never undertaken so will need to have a badger survey to know if there are any impacts*

Section 2.4.1

- Refers to the Conservation Plan (2005). Should this have been provided?
Attached

Section 2.4.5

- Uses the phrase “where possible” – should be revised for greater certainty.
Removed.

Table 4 Comments

- **First row (retained calcareous grassland in good condition):** “Will” should replace “should.” *Changed* Also, Is there a reason why herbicide use is possible here but not permitted for other grassland parcels *We have added that spot treatment by a specialist can be used if required though it is, an omission. Ideally it wouldn't be needed but there are some weeds species which may require more than just hand pulling – yellow archangel, cotoneaster etc*
- **Lowland Beech and Yew Woodland row:** Typo – “extent” should read “extend.” *Other way round? amended.*
- **Parkland Trees row:** States “mixture of native large-growing trees,” but all listed are beech so it is unclear what the term ‘mixture’ refers to. *I can't see a proposed tree planting schedule for the site on the proposed landscape layout, the dominant trees were beech so will be replicated but from this statement it was considered that other tree species were proposed within the parkland.*
- **Plan in Appendix 6** does not show parcel B clearly and the text in Row 2 of Table 4 refers to it being in the north western corner – this needs to be described more fully to prevent confusion. *Added text and updated plan*

Section 4 Comments

Section 4.1.2

- s106 states monitoring should occur every year. It isn't clear if the statement in the CMS refers to a single visit or one every year. *Timings are set out in the above paragraph 4.1.1*

Section 4.1.5

- Clarify whether this forms part of regular LWS practice - I'm not sure? *Not that we are aware - it was included to provide reference of quality while other surveys were being undertaken.*

Section 4.2.1 & 4.2.5

- Dates need checking and updating and details provided of whether these actions have already been completed? *No actions completed, works would need to be undertaken in May preceding works to establish distribution of helleborines*

Section 4.3.3

- Should there be more detail on the method of the reptile monitoring surveys for eg: locations of surveys (it isn't clear if this is for the whole site or not?) , should the number of mats be specified, or add a reference to standard reptile mat

guidance? *Added in Key locations recorded within baseline surveys to inform monitoring*

Section 4.3.5

- Should potential remedial actions be listed at this stage? *We wouldn't know what they would be at this stage*

Section 4.3.6

- Typo identified – needs correction “feature swill”. *Amended*

Section 4.3.10

- Unclear wording: does “five nights” mean total, or five nights in each period? *Clarified in text*
- Refers to baseline data – has baseline monitoring been established ? *Added in reference to the EclA which has the baseline data collected*

Section 7.1.5

- Further reference to a document not supplied – do we need it? *attached*

Appendix 2 Comments

- Tree guards and supports are stated to be maintained until establishment, up to 6 years. Main text indicates 10 years however? *Up to 10 years, in the table the ticks are present just greyed out as they may or may not need to be there between years 6 and 10*
- Page 42: Rotovating is not mentioned elsewhere in the document. Easier cross-checking would be possible if the document were searchable. *Removed reference to rotavating.*

I trust that all comments have been satisfactorily addresses and that the Updated CMS can be approved in accordance with Clause 1.1 of the s106 agreement dated the 04 August 2023. Can you confirm how long you consider the re-consultation will require and can we agree an end date by which time you will be in a position to hopefully approve the CMS? Would the 30/11/2025 be reasonable?

Regards

Alan

Alan Gunne-Jones MRTPI
Managing Director



Planning & Development Associates

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From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 26 September 2025 15:43
To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Hi Alan,

Hope you're well.

I have just heard back from the consultant Ecologist and they have provided the following:

These are our initial comments of a review of the Conservation Management Strategy (CMS) against the S106. The document is generally acceptable, subject to updates of dates and timings for works and the points beneath being addressed or clarified.

The CMS document is not searchable, which makes review difficult and very time consuming. The updated version must be supplied in a fully searchable format.

Section-Specific Comments

Section 2.3.10

- *The updated biodiversity metric has not been supplied – while not specifically required by the S106 agreement, this would be helpful .*

Section 2.3.12

- *What happens if soil analysis shows receptor sites are found unsuitable? Further details are needed here.*
- *Clarification needed on what “improvement” means for retained areas as the text here suggests the area will only be improved in certain locations where there is dominant tor grass or where scrub or cotoneaster is encroaching – however, later reference to retained areas suggests the whole area/parcel will be enhanced– I just think the wording in this section is unclear*

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- *Badger statement, as above with confirmation of whether sett closure has been undertaken if needed.*

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- **Lowland Beech and Yew Woodland row:** Typo – “extent” should read “extend.”
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-

Again, not having a searchable document does hinder the review considerably so they must provide a searchable updated document. Once this has been provided and amendments are made, I will look over it and review it.

I do regret the CMS document is not quite acceptable as it, but I hope the above is some progress nevertheless. Would you be able to arrange the above to be actioned and then I will get this updated document back with the Ecologist?

Many thanks,
Connie

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Sent: 19 September 2025 18:27
To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Thanks Connie for keeping on the case – let's hope that they can respond quickly.
It is shame that the in-house ecologist was not able to deal with it since they had seen it at the application stage and signed it off.
Regards
Alan

Alan Gunne-Jones MRTPI
Managing Director



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From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 19 September 2025 17:29
To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Hello Alan,

Just a quick update - your application is now with the consultant Ecologist. They indicated they were looking at the matter yesterday (as they asked me to send across some of the documents). I am very hopeful they will provide their comments soon, and this application has been flagged as an urgent one.

Once again I can only apologise for this delay and I will be back in touch as soon as I have heard from them further.

Best wishes,
Connie

From: Connie Davis
Sent: 15 September 2025 17:55
To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Hi Alan,

Many thanks and hope you are well.

I have been chasing this up and just been informed that your application has been passed over to a consultant Ecologist to review (due to the in-house Ecologists not having sufficient capacity to review). I can only apologise it has taken this long to get to this stage. The head of the Green Infrastructure team (who manages the Ecologists), is going to touch base with the consultant to ask for timeframes for review and I will let you know. I am hopeful this will be done swiftly by the consultant. If for whatever reason there is still delay, then I will speak to management about how we can expedite this further.

I will be back in touch as soon as I hear further.

Best wishes,
Connie

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Sent: 14 September 2025 16:44
To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Hi Connie
I hope that you had an enjoyable break.
I had to ask but has your ecologist responded yet and is there anything that we can do to expedite matters if no response has been received?
Regards
Alan

Alan Gunne-Jones MRTPI

Managing Director



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From: Connie Davis <Connie.Davis@wokingham.gov.uk>

Sent: 22 August 2025 15:16

To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>

Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Hello Alan,

I hope you're well.

Just as an update - I have been chasing the Ecologist but unfortunately have still received no response. The relevant officer is also out of the office at present but back next week. I have escalated this to planning management as well as the manager of the Green Infrastructure team which encompasses Ecology. Unfortunately planning officers do require Ecology input in order to progress.

As soon as I have an update, I will be in touch. I am out of the office 29th Aug - 5th Sep so I am hopeful for one before then, following the bank holiday. Once again I can only apologise on behalf of the Ecology team.

Best wishes,
Connie

From: Connie Davis

Sent: 05 August 2025 14:29

To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>

Subject: RE: 251123/SEC - Templecombe, Wargrave Road

Dear Alan,

Many thanks for your reply.

I agree that it is disappointing from the Ecologist - I will do all I can to get a response ASAP.

Thank you for your agreement to the extension of time and I will be back in touch as soon as there is a further update.

Best wishes,
Connie

From: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Sent: 04 August 2025 18:16
To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251123/SEC - Templecombe, Wargrave Road

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For the attention of
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Councillors

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Dear Connie

Thank you for the update.

It is concerning that the WBC ecologist has not made any comments yet given that the application was submitted in March and the legal agreement requires a decision within 2 months; plus, the submitted CMS is the same as the draft that the WBC ecologist reviewed prior to the determination of the planning application.

I hope that your chasing is successful and to allow for the holiday season the suggested EOT of the 22/08/2025 is agreed.

Regards

Alan

Alan Gunne-Jones MRTPI
Managing Director



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From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 04 August 2025 17:27
To: Alan Gunne-Jones <a.gunnejones@plandev.co.uk>
Subject: 251123/SEC - Templecombe, Wargrave Road

Dear Alan,

Hope you're well.

I have taken over the above application from my colleague Mark Croucher. I apologise on behalf of colleagues for any delays to date.

I have checked the file and see there is no objection from the Tree and Landscaping Officer regarding your Conservation Management Strategy. However, I see no comments have yet been received from the WBC Ecologist. Given the nature of the obligation, and given it was initially requested by the Ecologist, these comments are of particular importance. I have chased these up. Once received, there will be clearer direction as to whether the submission is suitable and the obligation can be discharged. I will be back in touch as soon as I have a further update.

In the meantime I wanted to enquire as to whether an extension of time would be agreeable? I would propose until 22nd August 2025 in the first instance.

Many thanks.

Kind regards

Connie Davis

Principal Planning Officer

Development Management and Enforcement

Wokingham Borough Council

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