

ARBORFIELD GREEN, PARCEL S

HDA Ref: 1215.1

Client: Hicks Developments Ltd

Date: 5th September 2025

ARBORFIELD GREEN, PARCEL S: CONSIDERATION OF CONDITIONS 18-23 WITH RESPECT OF CURRENT RESERVED MATTERS APPLICATION

1. Hankinson Duckett Associates has been instructed by Hicks Developments Ltd to prepare submissions to support the discharge of ecology-related conditions for land at Arborfield Green – Parcel S (hereinafter referred to as ‘the site’) following the granting of outline planning consent for a wider area of land at Arborfield Green, Wokingham. The conditions relating to ecology comprise:
 - Condition 18 – Landscape and Ecological Management Plan
 - Condition 19 – Hedgerow Mitigation & Compensation Strategy
 - Condition 20 – Bat Mitigation Strategy
 - Condition 21 – Reptile Mitigation Strategy
 - Condition 22 – Ecological Permeability
 - Condition 23 – Non-Native Species Management Plan
2. In order to address these in a proportionate manner a single ‘Ecological Strategy and Management Plan’ report will be prepared covering the requirements of the above conditions.
3. In keeping with good practice, and in view of the time that has passed since the outline planning consent was granted, ecological survey work has been instructed by Hicks Developments Ltd to ensure that the Ecological Strategy and Management Plan report reflects current site conditions with regard to the extent and character of habitats present and protected and notable species. The updated survey work includes:
 - Updated Desk Study
 - UK Habitat Classification Survey
 - Reptile Survey
 - Phase 1 Bat Survey
 - Phase 2 Bat Survey
4. It is understood that a Reserved Matters Application (RMA) for the site has recently been submitted, but the RMA has not been registered by Wokingham Borough Council pending submission of the Ecological Strategy and Management Plan to address Conditions 18-23. Due to timing of project inception, the above ecological survey work has not yet been completed and it is considered imprudent to prepare the Ecological Strategy and Management Plan prior to completion of this work.

5. In consideration of the above, HDA has reviewed the development proposals included in the Reserved Matters Application against the emerging survey findings of the updated survey work. HDA subsequently consider that any necessary avoidance and mitigation requirements can be accommodated within the detailed scheme as submitted, and that Wokingham Borough Council can commence review of the Reserved Matters Application in advance of receipt of the Ecological Strategy and Management Plan.