

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251498
Address:	Land At Heathlands, Heathlands Road, Wokingham, Berkshire.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.		
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 Enhancement Plan (Plan Ecology, April 2025), Planting Plan 1767L90300 Rev B, Proposed Site Plan Rev D and Proposed Site Set Up Plan 224021 Dwg 08 Rev A.

While I agree with the advice, and the advice that lighting should be checked post implementation, in year 1 and year 5, the recommendations for external lighting made in Section 3.1 of the BEP do not satisfy the requirements of condition 18.

I have no objection to a removal of conditions 3, 4, 5 and 8. I request conditions 9 and 10 are amended to secure implementation of the BEP detailed mitigation measures, recommended enhancements and GCN Precautionary Methodology in strict accordance with all of Section 2, Appendix 2, Appendix 3, Planting Plan 1767L90300 Rev B, and Appendix 5 Work Schedule, and the scheme which shall be approved in Condition 7 in accordance with Dwg W.2301.HRDC.TPP RevA.

I note Stinking hellebore (*Helleborus foetidus*) is non-native, poisonous and spreads very easily, and I recommend consideration is given to removing it from the planting schedule.

Conditions & Reasons (if required)

Condition: All works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 2 and Appendixes 1 to 4 of the submitted Biodiversity Enhancement Plan (Plan Ecology, April 2025) Drainage Strategy & Flood Risk Assessment Appendix B (LANMOR Consulting, Ref 231636/DS/MS/KBL/01 Rev A) and the AMS scheme which is approved in Condition 7. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure enhancements are provided and that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Local Plan Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: All works (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation with machinery) are to be carried out in full accordance with Proposed Site Set Up Plan Construction Method Statement 224021 Dwg 08 Rev A (Arbtech, 15/12/2023).

Reason: To ensure that trees, hedges, grassland and shrubs and priority species are protected throughout the time that the development is being carried out. Relevant policy: Core Strategy Local Plan policies CP3 and CP7 and Managing Development Delivery policies CC03, TB21, and TB23.

Date:	26/08/25	Signed:	T Cuss
--------------	----------	----------------	--------