

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251160
Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 relates to ground and building levels; 6 to highway construction details; 7 to access construction; 9 to cycle parking; 11 to a Construction Environmental Management Plan (Biodiversity); 12 to ecological enhancement; 13 to biodiversity gain; 14 to a Habitat Creation Management and Monitoring Plan; 15 to landscape proposals; 16 to a Landscape and Ecological Management Plan; 17 to protection of trees; 19 to a Sustainable Urban Drainage System; 20 to archaeology, and 23 to accessibility.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

3 GROUND AND BUILDING LEVELS

There are no ecological objections to discharging condition 3

7 ACCESS CONSTRUCTION & 17 PROTECTION OF TREES

There are no ecological objections to discharging condition 7 and 17.

11 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

I recommend condition 14 should be discharged.

TECHNICAL NOTE: REPTILE TRANSLOCATION INTERIM REPORT

Provided the bracing has been installed on phase 2 and retained phase 1 sections Tree Protection Fencing as set out in the detail of approved AMS, and adequate Construction Exclusion Zone signs and Ecology Notices have been fixed to the fencing, I have no objection to completion of Reptile Mitigation and Enhancement Strategy destructive searches.

12 ECOLOGICAL ENHANCEMENT

Condition 12 can be discharged.

13 BIODIVERSITY GAIN PLAN

I recommend approval of the Biodiversity Gain Plan and discharge of condition 13.

14 HABITAT CREATION MANAGEMENT AND MONITORING PLAN

I am satisfied that Habitat Management and Monitoring Plan Revision B (AAE, 09/07/2025) meets the requirements of condition 14..

Planting Plan TTL-SM-PHJD210200 and HPPM table HD-T02 don't specify the number of hedgerow plants per meter. I have no objection to approval of the HMMP and Planting Plan provided that 1u1 whips or larger transplants are planted at a minimum of 5 plants per linear meter.

I am satisfied that condition 14 can be discharged.

15 LANDSCAPE PROPOSALS

I am satisfied condition 15 should be discharged.

16 LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

I recommend condition 16 can be discharged.

Conditions & Reasons (if required)

Date:	09/07/25	Signed:	T Cuss
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