

Date: 25 February 2026
Application: 252520



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr Paul Carter,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 252520**

Application Number: 252520

Applicant Name: Mrs H Price

Site Address: Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE

Proposal: Application for submission of details to comply with the following condition of planning consent 250957 dated 30/07/2025. Condition 3 relates to an ecological enhancement strategy.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to condition 3. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by:
MC 25.02.2026

Condition:

3

Plan Number/Report Details:

Treetops Ecological Enhancement Plan 2025 Cherryfield Ecology-Treetops Fleet Hill Finchampstead Berkshire RG40 4LE

Date Received:

16/10/2025

Appraisal:

Condition 3 of planning permission 220792, as varied by section 73 application 250957 states the following:

Ecological Enhancements – Prior to occupation of any part of the building a strategy for biodiversity enhancements to the site shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and in provide enhancements for bats and birds. The Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

The Council's Ecology Officer has reviewed the application and raises no objection to the proposed ecological enhancement measures. These include the provision of four bat boxes, three bird boxes, one tawny owl box, a hedgehog highway, and the creation of log and brash piles to provide habitat for reptiles and amphibians.

It is noted that the Council's Ecology Officer has referred to previous applications at the site, including application 181295 for a replacement dwelling, which was allowed at appeal in April 2019 and was subject to ecology-related conditions. However, those conditions are separate and distinct from Condition 3 of planning permission 220792 (as varied by 250957) and do not negate or replace the requirement to secure biodiversity enhancements pursuant to that permission. The current proposal has been reviewed on its own merits, and no objection is raised to the ecological enhancement measures proposed in this instance.

The Ecology Officer has also raised concerns in respect of external lighting that has been installed and has requested a revised report to include full details of all external lighting on the site. However, this matter does not relate to the discharge of Condition 3, which specifically pertains to the submission and approval of a biodiversity enhancement strategy for bats and birds.

The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.