

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260423
Address:	Bulmershe School, Chequers Way, Woodley, Berkshire, RG2 9XA.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

Documents submitted and reviewed in support of this application:

- Biodiversity Net Gain Calculation, 30th January 2026 by Jomas, Engineers Environmental Land Remediation.
- Ecological Assessment, 30th January 2026 by Jomas, Engineers Environmental Land Remediation.

Biodiversity Net Gain

To comply with the Environment Act 2021, all developments, with some exceptions, are obligated to achieve a 10% net gain in biodiversity. To demonstrate this development can comply with the Environment Act 2021, the applicant's ecologist has submitted a Biodiversity Net Gain Assessment. I agree with the baseline conditions submitted within the BNG metric.

The submitted biodiversity metric does present a post-development scenario. While it is not appropriate at this stage to approve the detailed habitat proposals as it's a pre-commencement condition, the proposal relies on on-site habitat creation of tree and shrub planting and adhere to the gain hierarchy. To ensure the proposed habitats are managed for 30 years, details of management and monitoring will need to be secured through a Habitat Management and Monitoring Plan (HMMP).

Protected Species

An ecological Assessment was submitted to indicate any impacts on protected or priority species and habitats. The location of the proposed development consists of hardstanding and heavily managed modified grassland. The Ecological assessment indicates no impacts to protected or priority species and habitats, of which I agree.

Biodiversity Enhancements

Chapter 15 of the National Planning Policy Framework (NPPF) and the Wokingham Borough Development Plan require development proposals to deliver measurable biodiversity benefits through building layout, design, or landscaping.

In order to comply with national and local policy, the applicant's ecologist has recommended the incorporation of bat, bird, and bee bricks within the fabric of the proposed dwelling. As no specific quantities have been set out, it is considered reasonable and proportionate to require the installation of one bat brick, one bird brick, and one bee brick within the new building. To ensure delivery of these biodiversity enhancements, it is recommended that a Species Compensation and Enhancement condition is attached to any grant of planning permission.

Conditions & Reasons (if required)**A Habitat Management and Monitoring Plan (HMMP)**

A HMMP shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure appropriate management for the on-site habitats in order to deliver the mandatory biodiversity net gain target

Species Compensation and Enhancement Condition

Condition: Prior to construction, a scheme for ecological permeability and

biodiversity compensation and enhancement, such as the incorporation of one permanent bat roosting feature, one bird box and one pollinator bee brick, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

Date:	27/04/26	Signed:	L.Aparo
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