

Marcus Watts (Case Officer)
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

13 February 2025

Dear Marcus,

Re: Discharge of Planning Condition 5 for Atcost Barn, Heathlands Farm, Honey Hill, Wokingham, RG40 3BG (Planning ref.: 233060 approved)

I am writing on behalf of the applicant to provide information for the discharge of Condition 5 for granted planning consent reference 233060. The planning condition is as follows:

5. Biodiversity enhancement details – Prior to the commencement of the development, details of biodiversity enhancements, to include integrated bird and bat box, tile or brick (or universal nest bricks) built into the new building (a minimum of one per dwelling) shall be submitted to and approved in writing by the local planning authority. The biodiversity enhancements shall be installed prior to the first occupation of the development and shall thereafter be retained as approved.

Reason: To incorporate biodiversity in and around developments in accordance with section 15 of the NPPF, Core Strategy policy CP7 and MDD Local Plan policy TB23.

This letter report provides information demonstrating how the application will incorporate biodiversity enhancements within the scheme, as follows:

Biodiversity Enhancements

The provision of biodiversity enhancements on site include the incorporation of integral features in the new dwellings as follows:

- One integrated bat tube (such as Schwegler 1FR specification or similar) will be incorporated into the fabric of each new dwelling, providing additional roosting opportunities for crevice-dwelling bat species (see **Figure 1** overleaf).
- One integrated double swift box (such as Schwegler 1MF specification or similar) will be incorporated into the fabric of each new dwelling on the northern elevation or (see **Figure 1** overleaf).

The applicant has the ultimate responsibility for ensuring the implementation of these enhancements. The integrated boxes are designed to be long-lasting and do not require any maintenance.

Should you require any additional information then please do not hesitate to contact me.

Yours sincerely,


Verity West
Assistant Ecologist

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Figure 1



- Integrated bat tubes (Southern elevation)
- Integrated double swift box (Northern elevation)

Drawn By: OSP	Date: Feb 2025	Scale: Not to scale	Atcost Barn, Heathlands Farm Honey Hill, Wokingham Biodiversity Enhancement Plan	JOHNWENMAN ecological consultancy
Edited by: VW				

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