

Date: 14 January 2025
Application: 243229



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology Consultations Consultations
Consultations Consultations Consultations
Consultations

Development Management &
Compliance

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Dear WBC Ecology Consultations Consultations Consultations Consultations
Consultations Consultations,

Full Planning Approval Consultation

Application Number: 243229

Applicant: Palatine Homes Ltd

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish:

Grid Reference: Easting - 479260, Northing - 178804

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.

Case Officer: Marcus Watts

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 243229. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Cath Holwill GS Ecology		
Service	WBC Ecology Consultations	App No:	243229
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.		
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

The application is for the redevelopment of land currently used as Victoria Nurseries to provide a total of eight detached and semi detached properties. The site is surrounded by residential properties with gardens.

Protected Species/Priority Habitats

The ecology report (AAE, December 2024, ref: 243241) concludes that the site is not suitable for bats, amphibians, badgers or other protected species. Habitats on site comprise buildings, unvegetated land, grassland, areas of planting, scrub and shrub and scattered small trees. All trees, scrub and shrub areas will be removed. As such any vegetation clearance should be undertaken outside of the bird nesting season (March to August). This should be secured via planning condition to ensure that birds are not harmed or killed during development works

Biodiversity Net Gain (BNG)

The proposals are subject to mandatory Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990).

Following previous comments, the plans have been revised. Changes include a smaller front house and additional tree planting. An updated BNG report (AAE, July 2025) has been provided as well as Statutory metric calculation. This replaces the previously submitted Small Sites Metric and the revised metric appears to have taken account of our previous comments.

The calculation shows that the proposals will lead to a net loss of -0.23 Area Habitat units

(equivalent to -32.39%). Furthermore, the calculation does not satisfy the trading rules and currently shows a loss of -0.16 Area Habitat Units (AHUs) of medium distinctiveness habitat, primarily due to the loss of individual trees and bramble scrub areas. However, it is understood the landscaping plans are still under review and these values may change.

Regardless, subject to the biodiversity gain condition the scheme is now considered acceptable. The baseline habitats appear to have been correctly assessed and provide the information needed at this stage and the biodiversity gain hierarchy has been followed as it appears that efforts have been made to minimise on-site losses.

Full details will need to be provided in the Biodiversity Net Gain plan when submitted.

There appear to be discrepancies in the description of the communal area to the north of the site which is shown as “vegetated garden” in the BNG report. While it would have been helpful to have clarity at this stage, this is not a significant concern and can be resolved when the detailed landscaping plans have been agreed, and through the submission of the Biodiversity Gain Plan.

Conditions

Condition: Prior to the commencement of development, details of biodiversity enhancements, to include a scheme of integrated bird and bat tile/bricks/boxes built into each of the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter report from a suitably qualified ecologist with photos of the nest bricks in situ shall be submitted to and approved in writing by the council.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 193 of the NPPF and CP7 of the Core Strategy and TB23 of the MDD

Condition: All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CP7 of the core strategy and wildlife legislation.

Informative:

Please note that this permission has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been

discharged.

Date:

6/August/
2025

Signed:

C HOLWILL