

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242936
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 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details.		
Type of Development:			
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

Further to my previous comment I have following comments to make on the Biodiversity Enhancement Plan Rev A (AAE, March 2025), submitted to discharge condition 8.

Bird & Bat Boxes

I am happy approve the bat tubes, bat boxes and bird boxes proposed in BEP revision A and as shown on Annotated Site Plan Figure 1 Rev A (10/03/2025). Bird boxes and bat tubes shall be installed in each dwelling prior to occupation. Bat and bird boxes must be erected as proposed prior to first occupation in line with the requirements of condition 8.

Hedgehog Gaps

I recommend approving the hedgehog gaps proposed in Annotated Site Plan Figure 1 Rev A (10/03/2025)

Hibernacula & Log Piles

I previously recommended that the details of the timing of construction of 2 hibernacula should be set out in the CEMP. Provided the CEMP and Reptile

Strategy appendix include an acceptable schedule for the construction of hibernacula, then I am happy I support the detail and location of the hibernacula proposed in the BEP and Annotated Site Plan Figure 1 Rev A (10/03/2025).

Wildflower Meadow Planting

The wildflower grassland should be prepared and seeded with EH1 Hedgerow Mixture prior to first occupation in accordance with BEP figure 2 Soft Landscape Plan BEP figure 2 TTL-SM-PHJD181024 Rev A 06/03/2025.

Hedge Planting

I acknowledge the addition of the native hedgerow opposite 20 and 21 Johnson Drive and recommend approval of the hedgerow planting enhancement proposal set out in the BEP.

Trees

I am happy to recommend approval of the tree planting BEP figure 2 Soft Landscape Plan BEP figure 2 TTL-SM-PHJD181024 Rev A 06/03/2025 including the addition of one Wild service tree and three Hornbeam to the western Landscape Wildlife Corridor. Any trees which die, are removed or become seriously damaged or diseased within a period of 5 years must be replaced in the next planting season with others of similar size and species or alternative species approved in writing by the LPA.

Boundary Treatment

I support the erection and planting of boundary treatments proposed in the BEP Rev A and shown in figure 1 and figure 2 prior to first occupation.

Responsibilities

I recommend agreeing the developer and their contractors are responsible for the implementation of the enhancement measures and landscaping set out in the BEP Rev A and the following the transfer of the Landscape Wildlife Area,

Reptiles Mitigation and Enhancement Strategy

I recommended that the details of the timing of the implementation of the Reptile Mitigation and Enhancement Strategy including erection of Phase 1 and Phase 2 of Heras fencing and installation temporary reptile fencing, construction of hibernacula and translocation effort should be set out in the CEMP. Provided these details are included in the revised CEMP, I will be happy to recommend that the mitigation and measures in the Reptile Mitigation and Enhancement Strategy Revision A and shown in Reptile Proof Fencing Plan Figure 2 Rev A 10/03/2025 will be satisfactory.

Conditions & Reasons (if required)

The planting, planting seeding and ecological enhancements shall be implemented prior to first occupation unless otherwise detailed in the Biodiversity Enhancement Plan Revision A (AAE, March 2025).

Awaiting details of the pre site set-up schedule of reptile mitigation to be included in the CEMP Reptile Mitigation and Enhancement Strategy.

Date:	14/03/25	Signed:	T Cuss
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