

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	251856
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings.		
Type of Development:	Minor Dwellings (1-9)		
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 referred to:

- Construction Environmental Management Plans (CEMP) Job no: 233292, May 2025. Condition discharged under application no. 251160.
- Biodiversity Enhancement Plan, Revision A, AA Environmental, June 2025. Condition discharged under application no. 251160
- Technical Note: Biodiversity Net Gain, Revision C, October 2024 by AA Environmental. Condition discharged under application no. 251160
- Biodiversity Net Gain Metric, 4th October 2024 prepared by AA Environmental. Condition discharged under application no. 251160
- Habitat Management and Monitoring Plan, Revision B, AA Environmental Limited (AAe) – 09/07/2025. Condition discharged under application no. 251160.
- Landscape Ecological Management Plan, Report reference: 233292, May 2025, produced by AA Environmental Limited. Condition discharged under application no. 251160.
- Tree Protection Plan, Rev C, February 2025 produced by GHA Trees Aboricultural consultancy. Condition discharged under application no. 251160.

11. Construction Ecological Management Plan

The development shall be carried out in full accordance with the Construction Environmental Management Plans (CEMP) Job no: 233292, May 2025 as previously approved under the relevant condition discharge application 251160.

“No development (including demolition, earth moving, ground works and vegetation clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:

- a) Risk assessment of potentially damaging construction activities.*
 - b) Identification of biodiversity protection zones.*
 - c) The location and timing of sensitive works to avoid harm to biodiversity features.*
 - d) Practical measures to avoid or reduce impacts during construction (both physical measures and sensitive working practices)*
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.*
 - f) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.*
 - g) Use of protective fences, exclusion barriers and warning signs.*
 - h) the control of noise and vibration from any piling.*
 - i) types of piling rig and earth moving machinery to be utilized*
 - j) the control of dust*
 - k) the control of surface water run-off*
 - l) measures to control vibration and the emission of dust and dirt during construction*
 - m) Schedule of works*
- Public: Information that can be seen and used by everyone inside and outside the Council.*
- n) Clearances to tree canopies and any required crown lifting (in consultation with Condition xx of this permission).*
 - o) Any other measures proposed to mitigate the impact of construction operations*

No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved CEMP and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority. Any deviation from this Statement shall be first agreed in writing with the local planning authority.

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery TB23.”

12. Ecological Enhancement Condition

The development shall be carried out in full accordance with the ecological enhancement scheme as previously approved under the relevant condition discharge application 251160.

“Prior to site clearance or the commencement of the development, full details ecological enhancement proposals shall be submitted to and approved in writing by the local planning authority. The ecological enhancement scheme shall include provision of minimum one Habitat integrated bat box (or equivalent Bat brick or box) and one bird box per dwelling, provision of hedgehog gaps in closeboard fencing, and reptile hibernacula as recommended by AA Ecology submitted Technical Notes. Works are to be conducted in full accordance with the ecological enhancement scheme so approved prior to the occupation of any part of the development and in accordance with a timetable approved in writing by the local planning authority and thereafter maintained.

Reason: Reason: To secure a net gain for biodiversity and that biodiversity, protected and priority species are not adversely affected by the proposals. The NPPF section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TP23.”

13. Biodiversity Gain Condition

Condition 13 was originally discharged under application 251160, based on the Biodiversity Metric (dated 4 October 2024) prepared by AA Environmental, and the accompanying Technical Note: Biodiversity Net Gain Rev C (October 2024). These documents reported a Biodiversity Net Gain (BNG) of 28.30%.

The proposed variation for the additional garage canopies does not result in a failure to meet the national target of 10%. On the basis that these plans do not vary the produced information provided in the Biodiversity Metric and Technical Note: Biodiversity Net Gain, we do not require a submission of new documents showing the amendment. We consider BNG is still achievable.

On this basis the development shall be carried out in full accordance to the Biodiversity Net Gain Plan, as previously approved under the relevant condition discharge application 251160.

“No development, demolition, earth moving shall take place until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric dated 4 October 2024 prepared by AA Environmental and Technical Note: Biodiversity Net Gain Rev C October 2024, and shall include:

- i. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
- ii. the pre-development biodiversity value of the onsite habitat; iii. the post development biodiversity value of the onsite habitat;*
- iv. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;*

v. any biodiversity credits purchased for the development.

The approved Biodiversity Gain Plan shall be implemented in accordance with the approved details.

Public: Information that can be seen and used by everyone inside and outside the Council.

Reason: Reason: To secure no net loss / net gain for biodiversity. Relevant Policy: The NPPF Section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TB23”.

14. Habitat Creation Management and Monitoring Plan HCMMP.

The development shall be carried out in full accordance with the Habitat Management and Monitoring Plan submitted 9th July 2025, as previously approved under the relevant condition discharge application 251160.

“Prior to the commencement of the development the HMMP shall be submitted to, and be approved in writing by, the local planning authority. The HMMP shall include:

- i. Summary of Habitat Proposal and Plans providing the biodiversity baseline assessment against which BNG outcomes are assessed and monitored;*
- ii. Site Context Photos*
- iii. Retention and Protection Measures Map*
- iv. Management plan aims and objectives;*
- v. Design Principles Informed by Baseline Information*
- vi. a programme detailing the long-term phases of the management the number of years to achieve and then maintain the BNG targets;*
- vii. Habitat targets. Habitat creation, enhancement condition management targets and prescriptions.*
- viii. Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures*
- ix. A monitoring strategy and schedule to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets to include methods and intervals of reporting and adaptive management.*
- x. If management is not delivering the biodiversity outcomes, or is deemed unlikely to (on the basis of trajectory of change in condition and known time to target condition), changes in the management regime shall be agreed in writing and implemented to deliver a successful outcome.*
- xi. Evidence of legal, financial, governance and practical arrangements for the long term delivery and management of BNG measures.*

The approved HCMMP will be implemented in accordance with the approved details.

Reason: Reason: To secure no net loss / net gain for biodiversity. Relevant Policy: The NPPF Section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TP23”.

15. Landscape Proposals.

The development is to be carried out in full accordance with the Landscape proposal that was previously approved under the relevant condition discharge application 251160.

“Prior to vegetation clearance, site clearance or the commencement of the development, full details of soft landscape proposals (including the native planting and all the ecological enhancements specified within Technical Note: Biodiversity Net Gain Rev C (AAE, September 2024, Technical Note: Ecology (AAE), Technical Note: Reptiles (AAE June 2024) and Technical Note: Badgers (AAE July 2024) and shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed contours, means of enclosure with mammal links, details of refuse or other storage units, lighting, external services etc).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, detailing species, planting sizes and proposed numbers/densities and implementation timetable.

All soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: Reason To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of biodiversity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23”.

16. Landscape and Ecological Management Plan

The development is to be carried out in full accordance with the Landscape Ecological Management Plan produced by AA Environmental Limited that was previously approved under the relevant condition discharge application 251160.

“A long-term landscape and ecological management plan (LEMP) including long term

design objectives, management responsibilities, timescales and maintenance 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 LEMP shall include schedules for Landscape Wildlife Area and Landscape Wildlife Corridor and any other area other than privately owned domestic gardens, 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) Boundary treatments and measures to avoid garden grab and dumping of garden waste.
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.

The LEMP 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 Owner with the management body responsible for its delivery. The plan shall also set out (where the

results from monitoring show that conservation aims and objectives of the LEMP are not being met and 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: Reason: In order to ensure that provision is made to allow satisfactory maintenance of protection and enhancement for biodiversity hereby approved.

Relevant policy: Core Strategy policies CP3, CP7, CC03, and TB21”.

Conditions & Reasons (if required)

Date:	10/10/25	Signed:	L. Aparo
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