

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252179
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 231351 for the erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings. Reserved Matters to be considered for Landscaping, Siting, Scale and External Appearance.		
Type of Development:	Major 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 reviewed in support for this Reserved Matters Application is as follows;

- Landscape Plans 1–5 prepared by ILJA, Revision P04 dated March 2025.
- Design Statement by RM Design Group
- Proposed elevations – Sheet 1, 24th February 2025, Drawing no: 06, Revision B by RM Design Group.

In addition to the above documents submitted under this application, the following reports were read in connection to the RM application, to discharge conditions application 252255 relating to the outline planning consent 231351;

- A Biodiversity Net Gain Assessment (BNGA), 6 October 2025 by Pioneer Environment.
- Ecological Permeability Scheme and Species-Specific Enhancement Plan, 6 October 2025, Revision C by Pioneer Environment.

As well as reports submitted under the outline application
The Ecological Appraisal, May 2023, Revision C, Aspect Ecology, May 2023.

Landscape

The submitted landscape plans (ILJA) and LEMP (Pioneer Environment) set out the proposed planting scheme for the site. However, as currently presented, the species selection does not fully align with the biodiversity objectives established in the approved Ecological Appraisal.

The Ecological Appraisal for the outline permission requires that any non-native species provide demonstrable wildlife value, including inclusion on recognised pollinator databases (e.g. RHS Plants for Pollinators). While this approach is partially reflected, several proposed ornamental species undermine this requirement.

Hedgerow

Although more than half of the hedgerow species are pollinator-friendly, the following species do not meet the Ecological Appraisal criteria and should be replaced with suitable alternatives listed on recognised pollinator databases:

- *Euonymus* 'Green Spire'
- *Griselinia littoralis*
- *Lonicera pileata* 'Maigrun'

Shrubs and Climbers

- A number of proposed ornamental shrubs offer limited pollinator value and should be substituted with species drawn from recognised pollinator databases.
- Of the 37 climber species proposed, only 13 are pollinator-friendly; the remaining ornamental climbers should be reconsidered.

Overall, the planting schedule places disproportionate emphasis on ornamental, non-pollinator-friendly species, contrary to the biodiversity objectives secured at outline stage. While some appropriate species are included, the schedule should be revised to prioritise pollinator-friendly planting and ensure compliance with the approved Ecological Appraisal and outline permission.

Biodiversity Enhancements

The submitted landscape plans identify log piles as biodiversity enhancements; however, no other ecological enhancements are shown. Given that a range of biodiversity measures are detailed within the Ecological Permeability Scheme and the Species-Specific documents submitted under the discharge of conditions application (ref. 252255), it would be appropriate for all proposed biodiversity enhancements to be clearly and consistently illustrated on the landscape plans.

In addition, the submitted elevation drawings do not show the location of integrated bat boxes. Elevation plans should identify all bat box installations to confirm appropriate positioning and to ensure these ecological enhancements are clearly communicated to all parties and retained throughout the construction process.

Conditions & Reasons (if required)

N/A

Date:	23/12/25	Signed:	L.Aparo