

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252565
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.		
Type of Development:	Minor 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:

- Preliminary Ecological Appraisal, 18th March 2025 by 360 Eco.
- Planning Support Statement, October 2025 by Boddingtons Planning.

Biodiversity Net Gain

The application is part-retrospective as such is exempt from the statutory biodiversity net gain.

However, to comply with Wokingham Borough Development Plan, the application site will need to provide opportunities through, design, layout and landscaping to incorporate new biodiversity features.

The applicant submitted a PEA for a previous application 251040 that recommended suitable ecological enhancements for the area. These enhancements included floral enhancements in the form of a wildflower seed mix and invertebrate hotels. I recommend securing these details with a compliance condition.

Protected Species

There is a tree located close to the marquee that may provide habitat for protected species, including bats and nesting birds. Under the Wildlife and Countryside Act 1981, it is a criminal offence to remove, damage, or destroy the nest of any wild bird, as well as their eggs. In addition, all bats and their roosts are legally protected under

both national and European legislation, including the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

To ensure compliance with national policy and the Wokingham Core Strategy, and to safeguard any protected species that may be present, a precautionary condition is recommended. Any works to the tree—such as limb reduction—must be preceded by an inspection carried out by a qualified ecologist to confirm that no protected species will be harmed.

Conditions & Reasons (if required)

Compliance with existing detailed biodiversity method statements, plans and schemes – Condition

The ecological measures such as invertebrate hotels and a wildflower meadow shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal, 18th March 2025 by 360 Eco as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To comply with Wokingham Borough Development Plan, Policy TB23: Biodiversity and Development.

Protection of Breeding Birds and Bats During Construction Condition

No removal, planting or impact of hedgerows and trees shall take place unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests and potential bat roosts immediately before the vegetation is cleared and provided written confirmation that no birds/bats will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure this protected species is not impacted by the development and in keeping with national legislation Countryside and Wildlife Act 1981

Date:

Signed: