

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251758
Address:	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.		
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

I have reviewed the Soft Landscape Proposals and provided that the development, landscaping and tree protection are implemented in accordance with Preliminary Ecological Appraisal and Preliminary Roost Assessment Report Section Version 001 (aLyne Ecology) and the Supplementary Protected Species Report (The Ash Partnership, May 2024).

If the development is implemented in accordance with the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report Section 7.0 and Section 9 and Supplementary Protected Species Report Section 2.27 to 2.30 avoidance, mitigation, and compensation then there are no ecological objections to the amended plans. However I would not support reseedling of the modified grassland and loss of biodiversity habitat to created amenity grassland and infill of the pond. Application 240972 was submitted after 2 April 2024 when biodiversity net gain became legally mandatory for minor developments and the loss of habitat without compensation is not justified or in accordance with planning policy. The impact on wildlife for the proposals to reseed the west of the site and infill the pond have not

been considered by either ecological consultancy and no compensation has been secured to demonstrate that there would be no net loss or a 10% biodiversity gain.

Conditions & Reasons (if required)

Date:	28/08/25	Signed:	T Cuss
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