

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260375
Address:	71 London Road, Wokingham, Wokingham, RG40 1YA.		
Proposal:	Application for approval of details reserved by the statutory Biodiversity Net Gain condition attached to planning permission 250010.		
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

I have reviewed the Biodiversity Net Gain Assessment, biodiversity metric (Arbtech, February 2025) and the Form of Allocation (Harolds Park Wildland Habitat Bank BGS-190325001).

The biodiversity metric (Arbtech, February 2025) and Post Development Habitat Plan have not been amended as I requested to take account of either the loss of privet hedgerows on both the western boundary, or the northern boundary to create additional parking and access to the next eastern extension above the existing garage. It is not possible to confirm that there will not be a direct loss of hedgerow habitat or that 5m of hedgerow (either native as I have recommended or non-native as previously recommended by Arbtech), in the absence of submission of the landscaping scheme and the Tree Protection Scheme needed to discharge 250010 Conditions 4 and 5.

While I disagree that there the biodiversity gain plan secures no net loss of linear biodiversity units, I have no objection to approving the gain plan provided that the loss of privet hedgerow will be compensated on site with implementation of a native hedgerow that must be proposed in the landscaping plans prior to first occupation of the extension or the existing dwelling whichever is earliest. The details of the hedgerow and new tree planting are shown in the approved version of the Proposed Site Plan and covering emails from the agent. The Post Development Habitat Plan

in Appendix 4 should not be agreed and should not be used to inform the landscaping plan.

I am satisfied that the off-site gain land has been registered by Harolds Park Wildland Habitat Bank and that the Biodiversity Gain Plan may be approved. The loss of hedgerow which the applicant has failed to take into account must be compensated on-site and retained with proposed new tree planting for 30 years.



Appendix 4: Post Development Habitat Plan



Conditions & Reasons (if required)

Condition: Prior to the occupation of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or **hedgerow** which, within a period of **30 years** from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority. **Reason:** To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Date:	05/03/26	Signed:	T Cuss
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