

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                            |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Louise Aparo<br>Ecology Officer                                                                                                                                                                                                                                                                            |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                                                                                | <b>App No:</b> | 260118 |
| <b>Address:</b>             | Land East Of, Longwater Road, Finchampstead, Berkshire.                                                                                                                                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following conditions of planning approval 241567 dated 29.09.25. Condition 17 relates to biodiversity enhancement and permeability, 23 to low and zero-carbon technology. Submission of details pursuant to the mandatory Biodiversity Gain Plan. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | Yes/ <b>No</b>                                                                                                                                                                                                                                                                                             |                |        |

## 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

### Condition 17 Biodiversity Enhancements

Documents reviewed to discharge condition 17 – Biodiversity Enhancement and Permeability Plan, February 2026 by Ethos Environmental Planning.

Following the previous ecological memo comments, the applicant ecologist has updated the Biodiversity Enhancement and Permeability Plan now indicates suitable location for hedgehog gaps and Figure 1 Map of Recommended Ecological Provisions is much clearer.

Additionally, the updated document also now shows the location of bat and bird boxes and prescriptions for installation.

As such this Condition 17 can be discharged.

### Biodiversity Gain Plan

Still awaiting Biodiversity Net Gain reference number to confirm that off-site biodiversity units have been formally allocated to this scheme, the Biodiversity Gain Plan cannot be discharged.

## Conditions & Reasons (if required)

|              |          |                |         |
|--------------|----------|----------------|---------|
|              |          |                |         |
| <b>Date:</b> | 05/03/26 | <b>Signed:</b> | L.Aparo |