

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261108
Address:	Land to the South of 6 Harvest Place, Wargrave, Reading, RG10 8AG.		
Proposal:	Permission in principle application for a residential development comprising the erection of a minimum of 2 and a maximum of 3 dwellings, including removal of some existing outbuildings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

The site lies outside the 7km Thames Basin Heaths SPA mitigation zone. Although it falls within an SSSI Impact Risk Zone, the proposed development does not meet the thresholds that would trigger consultation.

I have reviewed the Landscape and Visual Appraisal (The Landscape Partnership, April 2026) and the Indicative Site Plans (2- and 3-dwelling options). The proposal seeks to establish whether the site is suitable in principle for development of this type and scale. The Landscape and Visual Appraisal indicates that the existing linear vegetation surrounding the site would be retained. The development would, however, require the conversion of grassland to hardstanding.

There are no priority habitats present on site. However, there is potential for European Protected Species and priority species given the presence of habitat corridors and internal data indicating bat roost suitability along the northern treeline.

As the treelines are proposed to be retained, no ecological constraints have been identified that would preclude development in principle.

At the Technical Details stage, the following surveys and reports will be required:

- Preliminary Ecological Appraisal (PEA)
- Arboricultural Report

- Preliminary Roost Assessment (PRA) for any trees potentially affected, either directly or indirectly, by the development

These reports will be required to demonstrate compliance with national policy set out in the National Planning Policy Framework (NPPF), the Wokingham Borough Core Strategy, and relevant legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

Conditions & Reasons (if required)	
N/A	
Date:	Signed: