

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250632
Address:	Land North Of The Vale, Forest Road, Wokingham, RG40 5QY.		
Proposal:	Outline application for the proposed erection of 1 no. dwelling and associated works.		
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 read the Preliminary Ecological Appraisal V1 (Elite Ecology, 14 March 2025) and reviewed the Planning, Design & Access Statement and plans and elevations submitted in support of the application.

I agree with the Ecologist summary that overall, this development would result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site. In accordance with the NPPF section 15 and WBC Local Plan policies CP1, CP3, CP7 and MDD TB23 compensation for detrimental impacts on habitats and species and enhancements to ensure wildlife is protected and enhanced and must be secured by condition and/or legal agreement. According to the PEA the eastern h2a hedgerow is proposed to be retained. The PEA Phase 1 Habitat Map fails to include details of the habitats and features outside the current development redline which may support wildlife and may be indirectly or directly impacted by the development proposals.

I disagree with the assessment in section 5.4 that enhancement measures are optional. According to CP3 planning permission will be granted for proposals that have no detrimental impact upon important ecological, features and maintain or enhance the ability of the site to support fauna and flora including protected species. The PEA includes recommendations in section 5.3 for protection of species of principle importance. CP3 states that planning permission will be granted for proposals that d) maintain or enhance the ability of the site to support fauna and flora including protected species.

CP7 requires that mitigation measures can be put in place to prevent damaging impacts or appropriate compensation measures to offset the scale and kind of losses are provided. TB23 states that applications demonstrate how they ensure that all developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network. NPPF paragraph 187 states planning decisions should “*should contribute to and enhance the natural and local environment by*” ...“*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs*”

Summary

Provided the conditions and informative recommended below are imposed and reserved matters plans and assessments are approved, there are no objections to the development as proposed.

Conditions & Reasons (if required)

Condition: No works shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include but not be limited to the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless the prior approval in writing of the local planning authority has first been sought and obtained. No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. All protective fencing and warning signs will be maintained during the construction period in accordance with the approved details.

Reason: To secure the protection of wildlife habitats and features throughout the time that the development is being carried out of and ensure priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Works are to be carried out in full accordance with the recommendations

and biodiversity enhancements given in Section 5.3 of the submitted Preliminary Ecological Appraisal V1 (Elite Ecology, 14 March 2025) unless otherwise agreed in writing by the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include bird boxes and two bat tubes, bricks or boxes intrigued into the new building, and locally native wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF.

CT2 CT3 and I13

CL5, CL6, and CL7

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	8/5/25	Signed:	T Cuss
--------------	--------	----------------	--------