

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242060
Address:	Unit 310, Wharfedale Road, Winnersh, Wokingham, RG41 5TP.		
Proposal:			
Type of Development:	Minor All other developments		
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 Statutory Biodiversity Metric (Ref PP-13288486, 9 August 2024) and the plans and documents submitted in support of the application. I am satisfied that there is minimal potential for protected species and that a biodiversity gain condition can be secured. There are no ecological objections to the development proposed.

Conditions & Reasons (if required)

As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

For further details, please see <https://www.gov.uk/guidance/submit-a-biodiversitygain-plan>.

CL7 Protection of Existing trees

Reason To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of biodiversity and amenity value to the area, and verify that the necessary measures

are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	21/10/24	Signed:	T Cuss
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