

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261317
Address:	Donnas Paddock, Wargrave Road, Twyford, Wokingham, RG10 9PN.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 253078 dated 03.03.2026. Part discharge of condition 4 relates to landscaping, 5 to drainage, 6 to biodiversity enhancements.		
Type of Development:			
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

A Biodiversity Enhancements Strategy (May 2026, ACJ Ecology) has been submitted to discharge Condition 6 relating to biodiversity enhancements.

The submitted strategy outlines a range of measures (landscaping and enhancements) designed to support the Wokingham Biodiversity Action Plan and provides details of their location, positioning, and installation requirements. The proposed enhancements are consistent with Chapter 15 of the National Planning Policy Framework (NPPF) and the Wokingham Borough Development Plan, which seek to secure measurable biodiversity benefits through site layout, building design, and landscaping.

The proposed landscaping includes the planting of fruit-bearing trees, which will provide additional foraging resources for birds and mammals. In addition, the installation of an insect hotel and sparrow nesting box will enhance opportunities for invertebrates and nesting birds, contributing to increased ecological value across the site.

It is therefore considered that the submitted Biodiversity Enhancements Strategy satisfactorily addresses the requirements of Condition 6 and can be supported.

Conditions & Reasons (if required)			
N/A			
Date:	02/07/26	Signed:	L.Aparo