

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243231
Address:	7 Augustfield, Charvil Lane, Sonning, Wokingham, RG4 6AF.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241771 dated 16.10.2024. Condition 7 relates to landscape management plan.		
Type of Development:			
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

The site is in the Sonning Conservation and the requirement to replace trees secured under 232700 or 242922 and protect and retain trees and hedges must be complied with to.

The Landscape Management Plan only applies to the land outside the private garden, I therefore have objection to the approval of the Plan and discharge of condition 7. The landscape within the private garden must be implemented in full accordance with 241770 condition 4 including all the recommendations and biodiversity enhancements in the Ecological Enhancement Plan (Joanna Graham Ecology, Ref JGE01524 (01) V02, 12 August 2024) and the ecological enhancements and landscaping scheme approved under 190954 (183160 condition 12 and 16). I request that the applicant is reminded that the the Ecologists closing-out report or email to demonstrate that the ecological mitigation and enhancement measures have been implemented has not yet been received.

In line with 241771 condition 8, all trees, shrubs, hedges or habitat within the site shown retained and implemented as part of in the Ecological Enhancement Plan must not be felled, uprooted wilfully damaged or destroyed, **or cut back in any way** or removed without previous written consent of the local planning authority. Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased have to be replaced with trees, shrubs or

hedge plants of similar size and species unless the Council give written consent to any variation.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the Ecological Enhancements approved under 190954 (183160 condition 12 and 16) and the recommendations and biodiversity enhancements given in Section 2 of the Ecological Enhancement Plan (Joanna Graham Ecology, Ref JGE01524 (01) V02, 12 August 2024) 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: No new trees, shrubs or hedges within the site or which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 10 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: *To secure the protection throughout the time that the development is being carried of trees shrubs or hedges growing within or adjacent to the site and ensuring protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP1 CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.*

Date:	13/2/25	Signed:	T Cuss
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