

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252297
Address:	26 Wargrave Road, Twyford, Wokingham, RG10 9PQ.		
Proposal:	Full application for the proposed erection of 1no dwelling with associated access and landscaping.		
Type of Development:	Minor Dwellings (1-9)		
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 applicant has provided a Biodiversity Net Gain Assessment dated March 2025 by John Wenman Ecological Consultancy to support this application. However, as the site is a 'self-build' dwelling, it is exempt from the Statutory Biodiversity Net Gain obligation, and therefore the BNG report is superseded.

The information provided by the BNG report indicates the site is surrounded by pockets of deciduous woodland, treelines, hedgerows and a railway line within a 2km radius. Surrounding habitats provide potential foraging, commuting and roosting opportunities for bats, hedgehogs, birds and badgers all of which are species of principal importance and some of which are European protected species. Although the BNG report references the roosting potential as negligible for trees on site, that in the only information regarding protected species. There is no information regarding other protected species, mitigation and compensation.

This proposed development requires a formal submission of a Preliminary Ecological Appraisal (PEA). Without a PEA to support this application, the development does not comply with Wokingham Core Strategy CP7: Biodiversity, paragraph b) and c) as we're unable to determine impacts to features of the landscape, impact of the development either directly or indirectly to species of principal importance and any mitigation or compensation measures required.

From the information supplied by a superseded BNG Assessment, the proposed layout does not adhere to TB23: Biodiversity and Development of the Wokingham

Borough Manging Development Plan, paragraph a) and c), as the layout does not provide any new opportunities/features, neither does it allow for ecological permeability through the protection or provision of wildlife corridors.

A formal submission of a PEA is required to support this application. In addition, based on the information provided by a superseded BNG Assessment, I recommend a re-design of the layout to include retention and protection of wildlife corridors (hedgerows) and the provision of wildlife opportunities.

Conditions & Reasons (if required)

Date:	10/11/25	Signed:	L.Aparo
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