

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260287
Address:	Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.		
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 Planning and Design and Access Statement (JCPC, January 2026) and reviewed the plans and elevations submitted in support of the application.			
Biodiversity Habitat Net Loss			
Self-build one of the exemptions set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 SI 2024/No.47 (the regulations). The regulations also provide that "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. To ensure the proposed dwelling is exempt from biodiversity net gain, the LPA should ensure compliance with that definition. Therefore, if the application is approved, a S106 obligation which confirms that the scheme is self-build and that the individual that either builds the development or commissions the development Owner will occupy the property for not less than three years to qualify for the self-build exemption from BNG.			
In accordance with Local Plan policy on-site compensation tree and hedgerow and replacement of street trees as well as bat and bird boxes as and enhancement for invertebrates should be secured.			
Conditions & Reasons (if required)			
S106 Planning obligation for occupation of the proposed dwelling by the individual that either builds the development or commissions the development for three years.			

Condition:

No development shall take place until a biodiversity enhancement scheme providing full details of proposed biodiversity compensation, to include log piles/stag beetle loggers, bird boxes, bat tubes/bricks or access tiles integrated into the new buildings, hedgehog gaps, and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall be installed according to the proposed timetable for implementation, and all features shall be thereafter retained in that manner thereafter. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented shall be issued to and approved by the council.

Reason: To compensate for biodiversity habitat loss and [incorporate](#) enhancement for protected and priority species. Relevant policy: NPPF 2024 paragraph 187, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: Prior to the commencement of development hereby permitted, full details proposals of ecological enhancement and ecological permeability for the site proposals shall be submitted to and approved in writing by the local planning authority. This ecological enhancement scheme shall be based on recommendations in Section 9.7.1 of the submitted Preliminary Ecological Appraisal (Ref R3091_PEA_a, February 2026) and shall include provision of minimum two integrated Habitat bat box (or equivalent Bat brick/tube/box) and integral bird boxes, bee bricks and permeability for hedgehog by avoiding gravel boards, and retention or creation of hibernacula for amphibians. This strategy shall be prepared by a suitably qualified ecologist. Once approved the strategy shall be implemented in full prior to first occupation and in accordance with approved timetable.

Reason: To secure a net gain for biodiversity and that biodiversity, protected and priority species are not adversely affected by the proposals. The NPPF section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TP23.

Condition: Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers of trees/shrubs to be planted, and implementation timetable and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 10 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority

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 retained tree, hedge or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of 10 years from the date completion development of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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 building, enlargement or alterations permitted shall be carried out nor enclosure, swimming or other pool, or container for the storage of oil or liquid petroleum gas shall be erected within the curtilage of the dwelling house hereby permitted without the express permission in writing of the local planning authority.

Reason: To ensure implementation in accordance with the Biodiversity Gain Plan and that biodiversity habitat is retained on-site in the long-term and protected and priority species are not affected. Relevant policy: NPPF 2024 Section 15, Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Local Plan Core Strategy policies CP3, CP7 and Managing Development Delivery policy TB23.

Date:	11/05/26	Signed:	T Cuss
--------------	----------	----------------	--------