

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260739
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Submission of details to comply with the following condition of planning consent 251223 dated 26/ 8/2025. Condition numbers 1-16, refers to Timescale, Approved Plans, Materials, Self Build, Biodiversity Enhancements, Homes/Water standards, Landscaping, Trees, Design, Drainage, Demolition/removal of demolished materials, Obscure glazing and restriction of permitted development rights.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ **Negotiate the amendments stated below; or**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

As the material is an almost identical composition and properties as Woodcrete, I have no objection to WoodStone bat boxes. However I can't support the proposed location of the bat boxes as according to the tree schedule *Acer negundo* T09 and Apple T38 are both only maximum of 4m high and not large enough or suitable species to erect a bat and nest box. The expected lifespan of T38 is only 10 years so the bird box would not be retained for the lifetime of the development, and the proximity to the access road could put fledglings and breeding birds at risk.

To recommend discharge of condition 5, should be amended to show the proposed development and either integral bat boxes/tubes be show installed within the building and/or bat and bird nest boxes shown located on large trees. MW.2412.NLF.TS and Drwg Ref 431.P.13 must be amended to clearly show existing hedges retained and areas of new hedgerow planting or areas to be gapped up.

The OPUS covering letter of does not confirm if changes are proposed to the planting schedules given in the Landscaping and Planting Strategy submitted with application 251223. This strategy is not listed in condition 2. The applicant does not

demonstrate the areas of Native Hedging provided in the Native Hedgerow Schedule can be established, managed and retained in the long term along the north of the access track. The LVIA described the “*substantial screening*” provided by the existing “*mature, dense hedgerows on all boundaries, as identified and recorded on the Topographic site survey and site sections*”. To retain the existing habitat on the south of the access, the eastern and southern boundaries described and shown in Drwg Ref 431.P.13.A, the species included in the ornamental and non-native Herbaceous Border Schedule must not be planted in the retained habitat areas. The Herbaceous Border fill on Drwg Ref 431.P.13 must be amended to show any additional areas proposed of scrub creation, new hedgerow and/or any enhancement with the Native Hedging Schedule species (or more appropriate locally native species). I note the trees are only Light Standard stock and 3 of the proposed species are non-native ornamental which do not compensate for the loss of 5 trees.

BB	08	Quercus robur	Pedunculate oak	21m	920mm	3m	Mature	Good overall physiological and structural condition. Scattered dead wood	40 Years	4/12/2024	A1	387m²	11.1m
	09	Acer negundo	Box elder maple	4m	150mm	2m	Semi-Mature	Small and inconsequential	20 Years	4/12/2024	C1	10m²	1.8m
	10	Betula pendula	Silver birch	6m	160mm	2m	Semi-Mature	Small and inconsequential	20 Years	4/12/2024	C1	10m²	1.8m
	11	Quercus robur	Pedunculate oak	22m	850mm	8m	Mature	Good overall physiological and structural condition. Off site and inaccessible. Location estimated	40 Years	4/12/2024	A1	191m²	7.8m
NB	37	Fagus sylvatica	Common beech	4.3m	200mm	1m	Early-Mature	Upright, new regrowth	10 Years	4/12/2024	C1	41m²	3.6m
	38	Malus sp.	Apple	4m	300mm	1m	Mature	Very old	10 Years	4/12/2024	C1	41m²	3.6m
	39	Acer sp.	Maple	7m	200mm	3m	Early-Mature	Small tree becoming established. Location estimated	20 Years	4/12/2024	C1	18m²	2.4m
	40	Betula pendula	Silver birch	12m	330mm	2m	Mature	Fair overall physiological and structural condition	20 Years	4/12/2024	B1	48m²	3.9m
IP	41	Quercus robur	Pedunculate oak	11m	280mm	3m	Early-Mature	Suppressed by adjacent larger oak	10 Years	4/12/2024	C1	34m²	3.3m

I have read OPUS Architecture and Design's cover letter and reviewed Preliminary.



WBC Local Plan policy CP3 states planning permission will be granted for proposals that maintain or enhance the ability of the site to support fauna and flora including protected species and have no detrimental impact upon important ecological features. According to the Local Plan development proposals are required to demonstrate how they have responded to the above through the submission of clear and informative plans and elevations. MDD TB23 states planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity and also demonstrate how they:

- Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing....and
- Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

Summary

To recommend approval of conditions 5 and 8, a detailed landscaping plan, Landscaping and Planting Strategy that include retention of scrub and woodland edge along east, west and southern boundary shown as well as new wildflower planting and schedule and timetable, plan and revised schedule of ecological enhancements, SUDS scheme, foundation design details and contact details of the supervising arborist should be submitted.

Conditions & Reasons (if required)

Awaiting plans of detail of proposed location of ecological enhancement, revised landscaping plan and schedule including native wildflowers, trees or shrubs and perennials, and hedgerow creation or enhancement, and bird and bat boxes in suitable tree or integrate into the new building.

Date:	30/06/26	Signed:	T Cuss
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