M E M O R A N D U M

From:	T Cuss Ecology Officer		
Service	WBC Ecology	**App No:**	251359
Address:	145 Nine Mile Ride, Wokingham, RG40 4HY.		
Proposal:	Full application for the change of use of land including existing hardstanding to enable siting of a residential chalet.		
Type of Development:	Other Change of Use		
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

Following my previous comments I have reviewed the Small Sites Metric (Stuart Carruthers, 19 October 2025) and Block Diagram submitted on 10 September 2025.

Based on the Block Diagram submitted on 10 September, I conclude the development proposal would result in a net loss of 0.8369 biodiversity habitat units or a -44.60% net change. Due to the change of use of the site to residential private garden planting of 6 trees cannot off-set the loss of biodiversity units.

I am satisfied that the biodiversity baseline value can be agreed as according to the agent's email of 5 November 2025 the applicant has agreed that the area habitat units are 1.8767. If the application is approved, to ensure 10% net biodiversity gain off-site biodiversity or biodiversity credits would be secured, the decision notice should include the obligation to submit and approve a Biodiversity Gain Plan prior to commencement of development.

Summary

I note no Tree Protection Plan has been submitted to confirm whether the extent of permanent non-dig cellular ground protection and tree protection fencing are to protect the retained and proposed trees in the construction and occupation phases. Drainage and attenuation and ground protection for trees, as well as hard landscaping could impact the layout and proposed layout. If the application is approved, in line with the requirements of local plan polices CP3, CP7 and TB23, I request external lighting, landscaping, tree protection, tree/shrub/hedgerow retention, ecological enhancement and biodiversity gain plan planning conditions are imposed.

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In line with the mitigation measures which WBC have agreed with Natural England, to rule out an adverse effect on Thames Basin Heaths SPA sites planning obligations for SANGS and SAMM contributions must be secured by S106 agreement.

Conditions & Reasons (if required)

Development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority; and

(b) The planning authority has approved the plan.

The biodiversity gain plan must include[1]:

a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

b) the pre-development biodiversity value of the onsite habitat;

c) the post-development biodiversity value of the onsite habitat;

d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

e) any biodiversity credits purchased for the development; and

f) any such other matters as the Secretary of State may by regulations specify.

The Biodiversity Gain Plan shall be prepared in accordance with the Block Diagram submitted on 10 September 2025 and prepared by S Carruthers.

Condition: Prior to the commencement of the development, full details of both hard and soft landscape proposals, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, lighting, drainage, hard surfacing materials and minor artefacts and structure (e.g. furniture, refuse or other storage units, lighting, external services, etc) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with tree, shrub and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable and details of non-intervention maintenance measures and the roles and responsibilities of the people delivering and maintaining hedges, tree and scrub habitat for a period of 30 years from the completion of development in accordance with the approved Biodiversity Gain Plan.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development. Any trees or plants which, within a period of **30 years** after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
Reason: To ensure that 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.

[1] Paragraph 14(2) of Schedule 7A TCPA 1990

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Condition: No retained tree, hedge or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or hedgerow 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 thirty years from the date of the planting 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: NPPF 2024 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out, and during the occupation phase, of trees shrubs or hedges growing within or adjacent to the site which are of biodiversity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP1, CP3 and CP7 Managing Development Delivery Local Plan policies TB21 and TB23.

Condition: No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Any external lighting so approved must be designed in accordance with the recommendation Guidance Note 08/23 Bats and Artificial Lighting (BCT). Such details shall include location, height, type and direction of light sources and intensity of illumination and through the

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provision of appropriate.
Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	28/01/26	**Signed:**	T Cuss

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