M E M O R A N D U M

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	**App No:**	261842
Address:	Land at Forest Road, Wokingham, RG40 5SA.		
Proposal:	Permission in principle application for the proposed erection of 4no. residential dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

Thames Basin Heaths SPA
The site is within the 5km to 7km linear mitigation zone for the Thames Basin Heaths SPA. However, the application is below the threshold number of new dwellings for there to be likely significant effects (alone or in combination) on the SPA. It therefore can be screened out from appropriate assessment and does not need to secure mitigation in relation to the Thames Basin Heaths SPA.

Other Ecological Matters
The submitted Preliminary Ecological Appraisal (John Wenman Ecological Consultancy, ref: R3206_PEA_a, June 2026) highlights a number of matters that would need to be resolved at technical details consent stage. However, there are no ecological issues that present a reason for refusal at the permission in principle stage.

Conditions & Reasons (if required)

n/a

Date:	26 August 2026	**Signed:**	D. Fisher

Public: Information that can be seen and used by everyone inside and outside the Council.