



Planning Condition Report: Condition 17

ECMWF-BDP-ZZ-ZZ-RP-Z-000517

Revision - P02

13.09.24

REVISIONS

BDP Document No. ECMWF-BDP-ZZ-ZZ-RP-Z-000517

Name	Revision:	Issued by:	Checked by:	Date issued:	Notes:
Planning Condition 17	P01	SS	FL	04.07.2024	
Planning Condition 17	P02	SS	FL	16.09.2024	

This technical note has been produced in response to Condition 17 which states:

Prior to commencement of development, detailed plans for biodiversity enhancements in line with the recommendations of section 5.3.2 of the submitted Ecological Assessment (RPS Group, ref: ECMWF-RPS-ZZ-WS-RP-X-01939 Ecological Assessment 06, June 2023) shall be provided to the Local Planning Authority for its approval. Once approved, the strategy shall be implemented in full unless otherwise agreed by the Local Planning Authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Ecological Enhancement Required

The Whiteknights Campus Ecological Assessment (RPS Group, June 2023) recommended the following opportunities to enhancement the scheme:

- Wildflower seed mix to be included in the scrub/ grassland area, within the final development plan, creating foraging opportunities for a wider range of invertebrates and therefore providing increased foraging opportunities for bird and bat species;
- The addition of three bat boxes in retained trees or mounted on external walls within the new developments will enhance the potential of the site for bat usage. Bat boxes (such as the Schwegler 1FD, Schwegler 2F or Schwegler 2FN) could be attached to retained trees that are to be retained within the final development plan;
- A total of three bat tubes and boxes (such as the 1FR Schwegler Bat Tube, 1FQ Schwegler Bat Roost, or the Ibstock Enclosed Bat Box 'C') will be incorporated within the buildings of the development. These boxes should be sited with the advice of a suitably qualified ecologist; and
- A total of five bird boxes, or bird boxes that provide five nesting units will be either incorporated into newly built walls or mounted externally on walls or retained mature trees. The location of bird boxes should be sited with the advice of a suitably qualified ecologist to enhance the site with respect to bird nesting opportunities. The boxes should be fitted between two and four meters high on a wall or trees facing between north and east to avoid prevailing wind and strong sunlight.

Ecological Enhancement Provision

The ECMWF Soft Landscape GA (Page 4-6) shows species rich meadow grass areas within the proposed development. Further native species and species which will benefit local pollinators have been provided in 2 no. wetland areas, 2 no. raingardens and native hedgerows.

The Soft Landscape GA plans will form part of the soft and

hard landscaping pack that will be submitted under condition 13.

The ECMWF elevation drawing (page 7-8) shows 6 no. bat boxes (Lela Bat Box) mounted on the eastern elevation of the proposed building. The eastern elevation is the most favourable location on the building as it is adjacent to a broadleaved tree belt likely to be used by foraging and commuting bats and it is least exposed to artificial light (ref. Planning Updates - Condition 16 ECMWF-BDP-ZZ-ZZ-RP-Z-000516, BDP, 02.07.24).

The ECMWF elevation drawing (page 7-8) drawing shows 1 no. bird box (Sparrow Terrace 1SP) mounted on the eastern elevation and on the north elevation providing a total of six nesting units.

Planting plans

Species rich meadow grass



Planting plans

Species rich meadow grass



KEY SOFT LANDSCAPE PLAN

— Planning Application Boundary

- - - ECMWF Demise

PLANTING

AG	Amenity Grass
MG	Species Rich Meadow Grass
BP	Bulb Planting
SPM1	Shrub & Perennial Mix1
SPM2	Shrub & Perennial Mix2
SPM3	Shrub & Perennial Mix3
SPM4	Shrub & Perennial Mix4
CP	Climbing Plants
	Proposed Trees
	Existing Retained Trees
	Root Protection Area

Planting mix

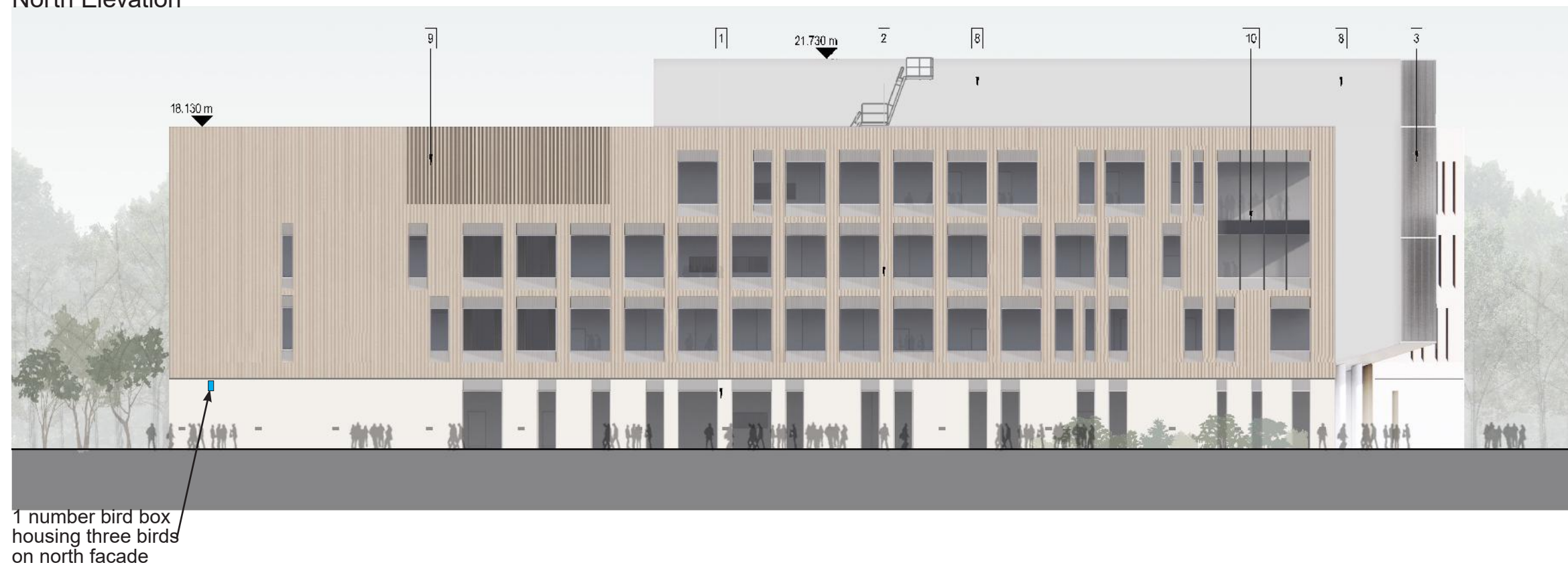
MG SPECIES RICH MEADOW GRASS
TOTAL AREA: 434m2
NAME
WILDFLOWER PLANTING - Purple Haze PT02 by Pictorial Meadows Ltd (perennial turf)
Consisting of 100% Native and Non-Native Wildflowers
Alcea malviflora nigra
Achillea millefolium
Achillea millefolium Summer Pastels
Aquilega vulgaris
Aster amelus
Betonica officinalis
Campanula persicifolia
Centaurea scabiosa
Centaurea nigra
Daucus carota
Delphinium grandiflorum
Digitalis purpurea
Echinacea purpurea
Echium vulgare
Eryngium planum
Geranium pratense
Hesperis matronalis
Knautia arvensis
Leucanthemum vulgare
Linum perenne
Lythrum salicaria
Malva moschata
Myosotis sylvatica
Origanum vulgare
Polemonium caeruleum
Prunella vulgaris
Salvia nemorosa
Sanguisorba officinalis
Scabiosa columbaria
Teucrium chamaedrys
Veronica spicata

Bat box and bird box provision

East Elevation



North Elevation



Bat box and bird box provision

Bird box (2 number each housing 3 sparrows)

Sparrow Terrace 1SP



Bat box (6 number)

Lela Bat Box

