

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	SDL Ecology	App No:	260339
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242252 dated 21/02/2025. Condition 26 (Bat Mitigation Strategy), 27 (CEMP) and, 28 (LEMP).		
Type of Development:			
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

Documents reviewed for this application;

- Appendix A Baseline Habitat, 20th November 2024, Revision 0 by AECOM
- Appendix B Post Development Habitats, 20th November 2024, Revision 0 by AECOM
- Arborfield Garrison – Bat Mitigation Strategy, September 2014 by AECOM.
- Construction Ecological Management Plan (CEMP), 16th January 2026 by Arbtech
- Habitat Management and Monitoring Plan, 15th January, 2026 by Arbtech
- Landscape and Ecological Management Plan, February 2026 by Landscape Perspective Ltd

Bat Mitigation Strategy (Condition 26)

The bat mitigation strategy has been submitted, of which was originally for application O/2014/2280. Although, this mitigation strategy is relevant and as per the ecological memo of Duncan Fisher dated 27th September 2024 which specified for this mitigation strategy to be formally submitted for this application and pertains to include bat mitigation measures for this site. As such this condition can be discharged.

CEMP (Condition 27)

The CEMP provides clear mitigation measures required at construction stage. The CEMP condition can be discharged.

LEMP (Condition 28)

The LEMP sets out detailed, long-term management measures for the proposed habitats and provides clear prescriptions to ensure that protected species are not adversely affected by the development. The document addresses the majority of the requirements of Condition 28. For Objective B, which relates to delivering biodiversity net gain (BNG) on site, Arbtech has produced a Habitat Management and Monitoring Plan. This plan offers further detail on the specific management prescriptions needed to meet the condition in line with the criteria set out in the condition sheet. Together, the LEMP and the Habitat Management and Monitoring Plan provide comprehensive management prescriptions and a clear rationale for the proposed approach.

An amendment is required, however, because the Proposed Development Plan (Appendix 1) and the Post-Development Habitat Plan (Appendix 3) within the Habitat Management and Monitoring Plan do not currently align. The updated Proposed Development Plan includes a seating area within the southern amenity grassland. While this change is unlikely to significantly affect the overall BNG outcome, it must be reflected in the BNG metric. I therefore recommend updating the BNG assessment to incorporate this design change.

Conditions & Reasons (if required)			
N.A			
Date:	03.02.26	Signed:	L.Aparo