

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                     |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Louise Aparo<br>Ecology Officer                                                                                                                                                                                                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 252179 |
| <b>Address:</b>             | Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.                                                                                                                                                                                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Application for the approval of reserved matters pursuant to outline planning consent 231351 for the erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings. Reserved Matters to be considered for Landscaping, Siting, Scale and External Appearance. |                |        |
| <b>Type of Development:</b> | Major All other developments                                                                                                                                                                                                                                                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | Yes/ <b>No</b>                                                                                                                                                                                                                                                                                                                                                                      |                |        |

## 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 in support for this Reserved Matters Application is as follows;

- Landscape Plans 1–5 prepared by ILJA, Revision P05 dated March 2025.
- Design Statement by RM Design Group
- 

In addition to the above documents submitted under this application, the following reports were read in connection to the RM application, to discharge conditions application 252255 relating to the outline planning consent 231351;

- A Biodiversity Net Gain Assessment (BNGA), 6 October 2025 by Pioneer Environment.
- Ecological Permeability Scheme and Species-Specific Enhancement Plan, 19th January 2026, Revision D by Pioneer Environment.

## Landscape

Following the previous ecology memo comments, the planting schedule — specifically the ground cover and shrub species listed in Table 23 — has been revised to incorporate a greater proportion of pollinator-friendly species. The

selected species and proposed quantities will provide measurable biodiversity benefits, and the balance between pollinator-focused planting and ornamental species is considered appropriate and acceptable.

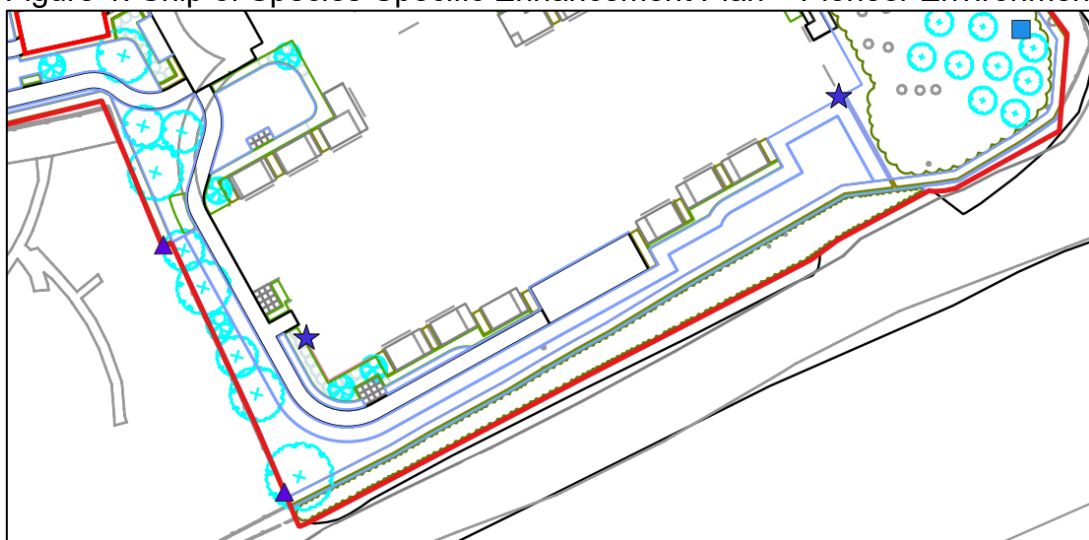
### Biodiversity Enhancements

The Soft Landscape Plans have been updated to show the locations of biodiversity enhancements in accordance with previous ecology comments. However, two enhancement features shown within the Species-Specific Enhancement Plan (as part of the Ecological Permeability Scheme) are not reflected on the corresponding Landscape Plans.

Figure 1 (Species-Specific Enhancement Plan) identifies integrated bat boxes (shown as blue stars). These features are not currently illustrated on Landscape Plans 2 of 5 and 3 of 5.

To ensure consistency across all submitted documents, the Landscape Plans should be revised to include these two biodiversity enhancement features (blue stars).

Figure 1: Snip of Species-Specific Enhancement Plan – Pioneer Environment



### Conditions & Reasons (if required)

N/A

**Date:**

17/02/26

**Signed:**

L.Aparo