

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260739
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Submission of details to comply with the following condition of planning consent 251223 dated 26/ 8/2025. Condition numbers 1-16, refers to Timescale, Approved Plans, Materials, Self Build, Biodiversity Enhancements, Homes/Water standards, Landscaping, Trees, Design, Drainage, Demolition/removal of demolished materials, Obscure glazing and restriction of permitted development rights.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No objection
- ☒ **No objection subject to conditions (and reasons) stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Negotiate the amendments **stated below**; or
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the revised Tree Survey Plan WW.2412.~NLF.TS with the key and annotation showing invertebrate, bird and bat boxes. I request that the scheme is implemented prior to commencement of development, or as otherwise agreed in writing with the Local Planning Authority. I have reviewed the Landscape and Planting Strategy. I am happy to support the added Native Hedging Schedule in Section 7. I note that there is no existing hedgerow on the eastern half northern boundary and no space to establish a hedge or wildflower grassland. I do not support pruning of the existing hedging and boundary scrub and tree which are proposed to be retained and request non-intervention management unless restoration of traditionally managed hedgerows is needed to benefit wildlife. Wildflower planting secured in Condition 5e) is not detailed in the Landscape and Planting Strategy and the lawn shown Dwg 431.P.13A does not provide details of a species-rich grassland turf.

Summary

Provided that mitigation measures and planting proposed in relevant covering email, Landscape and Planting Strategy and the latest version of Dwg 431.P.13 prior to

first occupation of any part of the dwelling I recommend conditions 4, 5, and 8 are be discharged.

Conditions & Reasons (if required)

Retention of trees and shrubs No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of Public: Information that can be seen and used by everyone inside and outside the Council. the local planning authority. If within a period of five 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 secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

Informative: This permission does not convey or imply any approval or consent for protected species as required under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised to contact the Project Ecologist regarding any protected species that may be found on the site.

Date:	13/08/26	Signed:	T Cuss
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