

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260118
Address:	Land East Of, Longwater Road, Finchampstead, Berkshire.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 241567 dated 29.09.25. Condition 17 relates to biodiversity enhancement and permeability, 23 to low and zero-carbon technology. Submission of details pursuant to the mandatory Biodiversity Gain Plan.		
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

Condition 17 Biodiversity Enhancements

Documents reviewed to discharge condition 17 – Biodiversity Enhancement and Permeability Plan, December 2025 by Ethos Environmental Planning.

The submitted Biodiversity Enhancement and Permeability Plan provides generally appropriate ecological prescriptions and outlines suitable enhancement measures in line with the requirements of Condition 17. However, several elements require clarification or revision before the condition can be fully discharged.

Permeability for Hedgehogs

The illustrative plan uses icons that are too large to determine whether hedgehog access points have been incorporated into all relevant boundary fences. In Figure 1, the northern row of dwellings appears to lack hedgehog holes entirely. This would be inconsistent with Policy TB23 of the Woking Development Plan, which requires permeability across the whole site. A revised plan with clearer, smaller symbols is necessary to confirm compliance.

Bat and Bird Box Provision

While most enhancement prescriptions are adequately detailed, the plan does not clearly identify the locations of bat or bird boxes. Figure 1 does not show their placement, and the accompanying text does not specify installation elevations.

Further detail is required to ensure alignment with best-practice guidance, including:

- Bird boxes: RSPB recommends installation on north or east-facing elevations, unless obstructed.
- Bat boxes: Bat Conservation Trust advises placement on south-east to south-west elevations.

Table 1 (*Recommended Ecological Provisions*) should be updated to reflect these requirements, and the illustrative plan should be amended to show precise locations. Additionally, Figure 1 Illustrative plan requires revision to improve legibility. Reducing the size of symbols and ensuring clear differentiation between enhancement types will allow the ecological measures to be accurately interpreted. Once these revisions have been completed, the condition can be discharged.

Biodiversity Gain Plan

The Gain Plan and the statutory Biodiversity Metric have been completed correctly. However, the Biodiversity Net Gain reference number provided does not return any associated records when entered into the Biodiversity Gain Site Register. This suggests that the applicant may have supplied an incorrect or unregistered reference number.

In addition, a search of the Register using the site address also returns no results linked to the proposed development. Until the Register confirms that off-site biodiversity units have been formally allocated to this scheme, the Biodiversity Gain Plan cannot be discharged.

Conditions & Reasons (if required)

Date:	20/02/26	Signed:	L.Aparo
--------------	----------	----------------	---------