

# MEMORANDUM

|                             |                                                                                                                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Louise Aparo<br>Ecology Officer                                                                                                                                         |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                             | <b>App No:</b> | 261593 |
| <b>Address:</b>             | Old Forest Road, Winnersh, Wokingham, RG41 1LA.                                                                                                                         |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 251421 dated 22/05/2026. Condition 21. Details of boundary treatments. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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 21 – Boundary Treatments

The Boundary Treatments details are shown on the 'Surface Finishes' sheets 2-4 inclusive, drawing nos. 7273-1002, 7273-1003, 7273-1004 Revision P2 28.5.26.

Further information is requested as the boundary treatments do not show any hedgehog highways to allow for permeability across the site. In accordance with Wokingham Borough Development Plan, Policy TB23: Biodiversity, paragraph c, all developments are required to ensure ecological permeability through the provision of new continuous corridors. Additionally, this was raised at determination in the ecological response dated 3<sup>rd</sup> September 2025 by Duncan Fisher, Ecology Officer who highlighted hedgehog gaps are required in close board fencing and to be show within the boundary treatments.

The wording of the condition specifically requires the boundary plan to consider ecological permeability; *"Prior to commencement of development above slab level, a plan indicating the positions, heights, design, materials and type of boundary treatment to be erected/ planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability such as the provision of mammal gaps"*.

As such further information is required to indicate ecological permeability before discharge of this condition.

| Conditions & Reasons (if required) |          |                |         |
|------------------------------------|----------|----------------|---------|
| N/A                                |          |                |         |
| <b>Date:</b>                       | 17/08/26 | <b>Signed:</b> | L.Aparo |