

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.		
Type of Development:	Minor Dwellings (1-9)		
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

A pre-application consultation for this proposal recommended incorporating biodiversity features, including integrated bat and bird boxes, within the development. In line with Policy TB23 of the Wokingham Development Plan, I also recommend the installation of hedgehog highways to maintain wildlife permeability. I suggest these biodiversity enhancements be secured through a Species Compensation and Enhancement condition.

Biodiversity Net Gain

This proposed development is exempt for the Statutory BNG, as it qualifies as a 'self-build, meeting all criteria; consist of no more than 9 dwellings, on a site no larger than 0.5ha and consist exclusively of self-build dwellings.

As this is proposed development is exempts from Statutory Biodiversity Net Gain, it does not have to provide a 10% net gain of habitat and hedgerow units on site

Conditions & Reasons (if required)

Species Compensation and Enhancement Condition

Condition: Prior to construction, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of a bat and bird box per dwelling and access points for hedgehog highways shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The

scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

Date:	01/12/25	Signed:	Louise Aparo
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