

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253032
Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to drainage details.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

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

Comments On Proposal

I have read the Soft Landscaping Maintenance Plan, Proposed Site Plan and reviewed the Landscaping Plan, Bat box details and photos submitted with the application.

The landscaping plan is not in line with recommendations in Preliminary Ecological Appraisal (David Archer, September 2022) nor the proposals in which are secured by both condition 7 and 8. In order to support approval landscaping scheme to discharge condition 6. I request substitution of any new Laurel hedge with wildlife-friendly non-invasive species and that the native hedgerow along the northern boundary must be planted to increase habitat connectivity around the site as proposed in section 6.2 of Bat Survey Report (David Archer, June 2023). The Ecologist included only native trees and shrubs in Appendix 5 and recommended "locally sourced, native fruit and berry bearing species such as hazel *Corylus avellana*, apple *Malus* spp., hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, guelder rose *Viburnum opulus* and dogwood *Cornus sanguinea*". The Landscaping Plan includes no information on stock sizes

Summary

I am very happy to support detailed revised landscaping scheme that includes a

native hedgerow of a minimum of 60-90cm plants per linear metre along the length of the northern boundary, with the exception of inclusion of Elder *Sambucus nigra*.

I recommend that the application is not approved. I am satisfied that the bat box details are adequate to part fulfil the condition 8. However, Conditions 6 and 8 should not be discharged until detailed landscaping proposals, and any lighting that does not comply with section 6.1.2, has been revised in line with conditions 7 and 8 (and specifically Bat Survey sections 6.1 and 6.2).

Conditions & Reasons (if required)

Awaiting details landscaping plan and schedule that complies with condition 7 and 8 requirements for northern boundary hedge planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building.

Date:	29 /01/ 26	Signed:	T Cuss
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