

# MEMORANDUM

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| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Tina Cuss<br>Ecology Officer                                                                                                                                                                                |                |        |
| <b>Service</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | WBC Ecology                                                                                                                                                                                                 | <b>App No:</b> | 260967 |
| <b>Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.                                                                                                                                          |                |        |
| <b>Proposal:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Application for submission of details to comply with the following conditions of planning consent 253011 dated 04/03/2026. Condition 5 relates to tree protection, 6 to landscaping and 7 to a bat licence. |                |        |
| <b>Type of Development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No                                                                                                                                                                                                          |                |        |
| <b>Summary Of Recommendations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                             |                |        |
| <input type="checkbox"/> No objection<br><input type="checkbox"/> No objection subject to conditions (and reasons) <b>stated below</b><br><input type="checkbox"/> Request further information before determination as <b>stated below</b><br><input checked="" type="checkbox"/> Negotiate the amendments <b>stated below</b> ; or<br><input checked="" type="checkbox"/> Objection due to the reason(s) <b>stated below</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                             |                |        |
| <b>Comments On Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                             |                |        |
| <p>I have reviewed the cover letter, landscape Plan (P25/18/S/290, 21 April 2026) and Natural England's email of 2 April 2026 (WML-CL21 licence ref RC078-13108A).</p> <p>As required by the condition, to recommend discharging condition 7 the bat mitigation strategy submitted to, and agreed with, Natural England must also be provided to the council.</p> <p>I cannot support the proposals for Cherry laurel as this is an ornamental poisonous species which is not considered a tree, and provision of 3 shrub fails to compensate for the loss of the mature Douglas fir, early mature Acacia, and mature Magnolia or benefit for biodiversity. I request the tree species are amended and 40+L 10-12cm Select Standard native and/or wildlife-friendly tree species are proposed.</p> <p><b>Summary</b><br/>I do not recommend conditions 5, 6 and 7 are approved.</p> |                                                                                                                                                                                                             |                |        |
| <b>Conditions &amp; Reasons (if required)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                             |                |        |
| Awaiting the bat mitigation strategy approved/agreed by Natural England, amended tree planting proposals and detailed site and development specific Arboricultural Method Statement time schedules.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                             |                |        |
| <b>Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30/04/26                                                                                                                                                                                                    | <b>Signed:</b> | T Cuss |