
MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
Type of Development:	Major Dwellings (10+)		
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

Further ecology information has been supplied from AA Environmental (letter report dated 30 January 2026, ref: 253026/HRS) including revised biodiversity net gain metric (iteration: Rev C).

Biodiversity Net Gain

I can recommend that the local planning authority can agree the baseline habitat types and conditions presented in revision C.

I note that a post-development scenario has been included in the submitted metric iteration. It is relevant to consider the strategy for delivery of the mandatory net gain percentage to understand whether it is relevant to secure elements of the post-development scenario via condition or planning obligation.

The applicant proposes to create and enhance to medium distinctiveness habitats in moderate condition in the post-development scenario. I am of the view that these are a significant contribution to achieving the biodiversity net gain target. I therefore recommend that they are secured via a Habitat Management and Monitoring Plan (HMMP) condition and a planning obligation to commit the owner of the public green space to maintain the habitats to the relevant condition and monitor this delivery for a minimum of thirty years.

Bats

The presence or otherwise of protected species is a material consideration relevant to determination as it may have an impact on design.

Previous ecological survey information has indicated that potential bat roost features are present in trees that are proposed to be removed. In the absence of further survey work to demonstrate likely absence of bats, the local planning authority will need to consider whether favourable conservation status can be maintained in the worst-case-scenario of these features being confirmed roosts.

The 30 January letter report includes a Bat Mitigation Plan (Figure 1) to demonstrate how compensation for loss of these roost features will be provided in development. I can recommend that this plan is sufficient, provided it is secured, for the local planning authority to be confident that favourable conservation status of a protected species will be maintained. I recommend that implementation of the Bat Mitigation Plan is secured by condition. I also recommend that a Construction Environmental Management Plan condition is applied to secure the appropriate checks prior to felling of the trees with potential roost features.

Summary

Suggested condition wording from this response and carried over from previous responses is given below. Provided that the local planning authority secures the relevant mitigation and compensation by condition it can be confident that the proposals comply with local plan ecology policies CP7 and TB23. I have also recommended a planning obligation to monitor on-site biodiversity net gain measures and aid in discharge of the general biodiversity gain condition in due course.

Conditions & Reasons (if required)

Construction Environmental Management Plan (CEMP)

As per British Standard 42020:2013 standard condition D.4.1 unless a CEMP condition is required for another specialist reason, in which case they will need to be synthesised to create a single condition to cover both disciplines.

Lighting for Light Sensitive Species

As per British Standard 42020:2013 standard condition D.3.5

Species Specific Enhancements

Condition: *Prior to commencement, a strategy for ecological permeability and biodiversity enhancements to the site, targeting locally relevant bird, invertebrate, amphibian and reptile species, also including the full compensation measures set out in the Bat Mitigation Plan given in the AA Environmental letter report (30 January 2026, ref: 253026/HRS), shall be submitted to the local authority for its approval. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.*

Reason: *to ensure that the proposal is in accordance local plan policies CP7 and TB23 and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within*

developments.

Habitat Management and Monitoring Plan (HMMP)

As per British Standard 42020:2013 standard condition D.4.5 but adapted to reference the BNG objective and revised title of HMMP rather than LEMP.

Date:	3 September 2025	Signed:	D. Fisher
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