

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250442
Address:	Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE.		
Proposal:	Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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

I have reviewed the Statutory Biodiversity Metric spreadsheets (Daiel Ahern ref 5409.3, 23 July 2025) and UK Hab 2.0 Survey & BNG (Daniel Ahern Ecology, Ref 5409.5, 24 July 2025)

While the modified grassland baseline condition should have been assessed as moderate, I am able to recommend agreeing a baseline habitat units value of 1.75 as assessed in metric ref 5409.3 (23 July 2025). According to the metric the development will result in the net loss of 0.17 habitat units on-site. On the basis that there is at least a 4.79 % loss on site, at least 0.26 units of off-site compensation are required to achieve 10% net gain. A biodiversity gain plan condition will secure the off-site compensation to ensure the proposal is compliant with all policy, TCPA and BNG legislation. I request the current Ecological Zones drawing 90-001 Rev 6 is not approved or included in condition 2 as the proposed hedge can not be planted on the Highway verge as it is publicly maintained by the Highway Authority and the impact of scrub clearance is not acceptable.

To secure retention, protection and enhancement of wildlife and conservation of protected on the site AMS, hard and soft landscaping, and the obligation to retain the on-site compensation for 30 years would also need to be imposed. The site has had the potential to support species protected by the Wildlife and Countryside Act

and bat roosts and potential features are recorded on the eastern boundary. I therefore request a CEMP Biodiversity and an external lighting conditions to secure dark corridors and protected wildlife in accordance with planning policy and the NPPF.

Conditions & Reasons (if required)

Development may not be begun unless:

- a. a biodiversity gain plan has been submitted to the planning authority;
and
- b. The planning authority has approved the plan.

Key Requirements

The biodiversity gain plan must include:

- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b. the pre-development biodiversity value of the onsite habitat;
- c. the post-development biodiversity value of the onsite habitat;
- d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e. any biodiversity credits purchased for the development; and
- f. any such other matters as the Secretary of State may by regulations specify.

NO EXTERNAL LIGHTING

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB23.

CL5 LANDSCAPING

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL6 RETENTION OF EXISTING TREES/SHRUBS/HEDGES

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of **thirty** years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out and ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL8 PROTECTION OF EXISTING TREES

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP3 and C P7 Managing Development Delivery Local Plan policies CC03 TB21 and TB23

CL9 with amendments to secure onsite management for 30 years or an HMMP condition.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN BIODIVERSITY

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) The location and timing of sensitive works to avoid harm to biodiversity features.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The times during construction when specialist ecologists need to be present on site to oversee works.
- e) Responsible persons and lines of communication.
- f) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	18/08/25	Signed:	T Cuss
--------------	----------	----------------	--------