

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250967
Address:	35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND.		
Proposal:	Submission of details to comply with the following condition of planning consent 222974 dated 12/12/2022. Condition 5, Ground and Building Levels, 6, Landscape Scheme, 7, Protection of Trees, 8, Biodiversity Statements, 9, CEMP, 10, EV Charging.		
Type of Development:			
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 read Construction Environmental Management Plan (Arbtech, 27 March 2025), and Arboricultural Method Statement (South Oaks Arboricultural Consultancy). I have also reviewed the Landscape General Arrangement Plan (Bradford- Smith and Dwg 931-LA-P-02, January 2025), Topographic Survey (Stephen Biddle, Dwg BOWIE - 0522-06).

Condition 7 Arboricultural Method Statement

The Block Plan AMS Layout V2 (041022) or AIA Dwg AIA 01 08.07.2022 Block and Location Plans secured the retention of the existing front hedge, G3 and trees T7, T8, T10, T11, T12. The impact on wildlife of the removal of 5 additional trees, western boundary shrubs and the reduction of hedge H1 has not been assessed by the ecologist. The plans approved under and submitted in support of 222974 don't justify additional tree felling and reduction of the hedge and demonstrated that the development could be accommodated without further habitat loss.

Section 6.2.1 and 6.2.2 directly contradicts the Tree Protection Plan on page 12. The net loss of biodiversity diversity habitat and impact on wildlife is not compensated for by the two small trees of unspecified size and species and small area of shrub planting proposed in drawing 931-LA-P-02. I note the CellWeb path proposed in the Block Plan along part of the northeastern section of the front garden to protect G1 in the

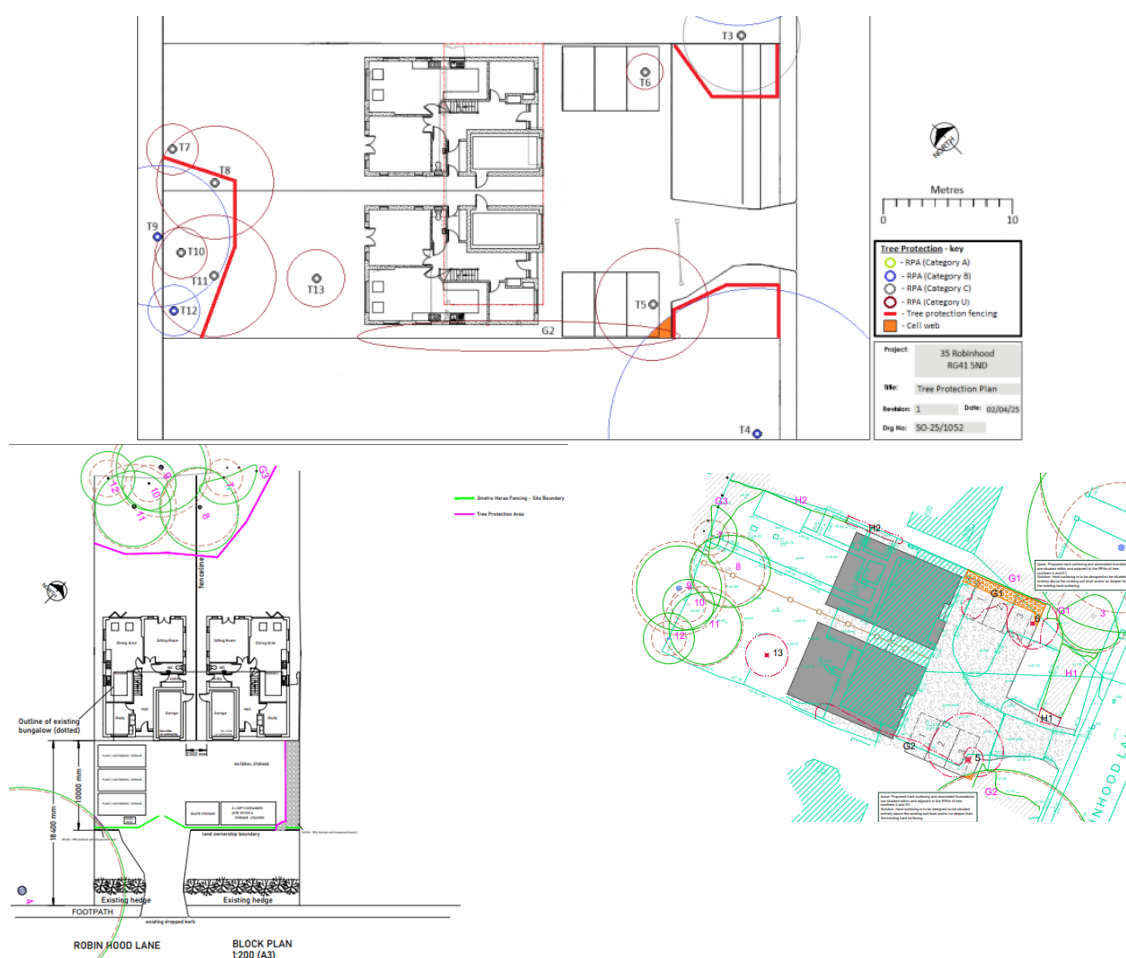
neighbour's garden has been omitted by South Oaks Arboriculturist.

I advise that the AMS is not approved and is amended in line with the proposed tree retention and the tree protection fencing and ground protection that were proposed when 222974 was approved.

Trees selected for removal

6.2.1

Ref	Description of tree work
T5, T6, T7, T8, T10, T11, T13, G2	Fell to ground level and remove stumps

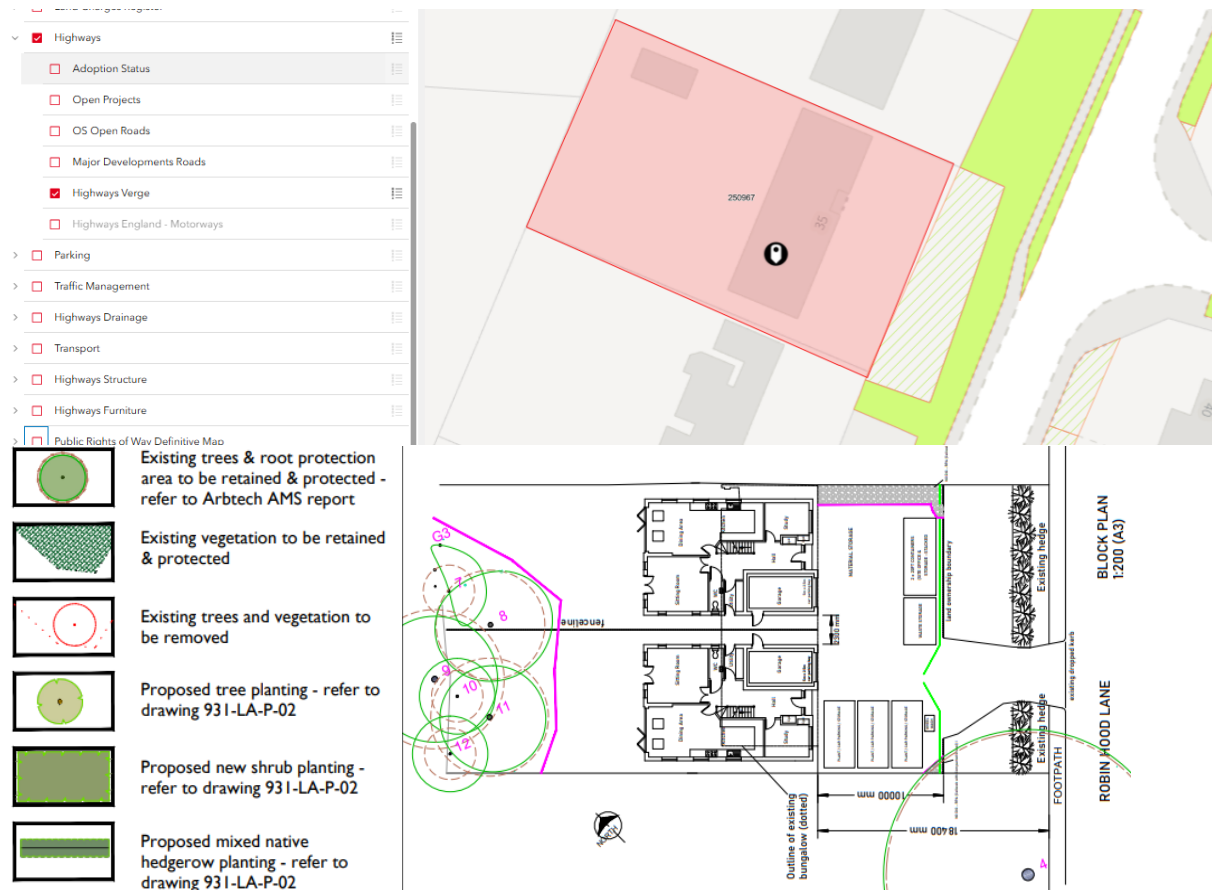


Condition 6 Landscape Scheme

The legend of Dwg 931-LA-P-02 refers multiple time to Dwg 931-LA-P-02 but it appears no details of the species schedules, stock size and density appear to be provided. Dwg 931-LA-P-02 refers to tree protection in accordance with Arbtech Tree Survey & AMS Report and not the Arboricultural Method Statement prepared by South Oaks Arboricultural Consultancy which is currently submitted to discharge condition 7. I note the permanent CellWeb tree ground protection proposed by South Oaks in the RPA of T4 is not included in the Landscape General Arrangement Plan.

To support approval of the Landscape General Arrangement Plan Dwg 931-LA-P-02 trees T8 and T11 and hedge H1 on the adopted verge owned by the Highway

Authority must be retained. In line with CP3m CP7 and MDD TB23, the requirements of condition 6 for replacements for all trees and hedges (including G2 and G3) lost to development must be proposed and must include species, sizes and numbers of shrubs and trees. I note the permanent CellWeb tree ground protection proposed by South Oaks in the RPA of T4 is not included in the Landscape General Arrangement Plan.



Condition 8 Biodiversity Statements

To recommend discharge of condition 8 the Landscape General Arrangement Plan Dwg 931-LA-P-02 should be amended to adequate native shrub and wildlife-friendly tree species to compensate the loss of T5 and T6, G2 and H2 in accordance with the requirements of condition 6 and Table 7 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment. The Ecologist advised “New trees should be planted at a ratio of 2:1 for every tree felled” If further tree removal is demonstrated to be unavoidable and adequately justified additional compensation tree and shrub planting must be included in the Landscape General Arrangement Plan.

To recommend approval, as proposed in the Bat Emergence Survey report Dwg 931-LA-P-02 should be amended to include one integral Habitat bat box or Schwegler 1 FR bat tubes in each of the new dwellings on a south or southwest facing elevation away from windows and sources of artificial lighting.

Condition 9 Construction Environmental Management Plan

I have no objection to approval of the Construction Environmental Management Plan and agreeing the submitted document in place or in addition to the Construction

Method Statement 300822 dated 30 August 2022 approved in condition 16. The development should be implemented in accordance with the Construction Environmental Management Plan. However, I consider it is not necessary to implement the Protection of badgers during construction measures on page 13. In the event that reptiles are encountered the Ecological Clerk of Works must seek the written agreement of WBC Countryside Service prior to any translocation to Stoke Field or Dinton Pastures.

Conditions & Reasons (if required)

Awaiting a revised Arboricultural Method Statement and landscape scheme that retain, protect and compensate habitat loss and provide at least one integral bat tube in each dwelling to maintain and enhance wildlife.

Date:	22/07/25	T Cuss
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