

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250010
Address:	71 London Road, Wokingham, RG40 1YA.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Negotiate the amendments stated below.**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Technical Note: Detailed Roost Assessment (AAE, March 2025), the revised Preliminary Ecological Appraisal and Roost Assessment V2.0 (Arbtech, 11 February 2025) and Statutory Biodiversity Metric (Arbtech, 11 February 2025). I have also reviewed the revised Biodiversity Metric and Swift brick and lighting specifications, Proposed Site Plan and elevations submitted in support of the application.

I am satisfied that the endoscope survey reported in the Technical Note: Detailed Roost Assessment adequately rules out the presence of roosting bats. Mitigation and enhancements for protected and notable species should be implemented during vegetation clearance, demolition and construction in accordance with the recommendations made in the Preliminary Ecological Appraisal and Roost Assessment V2.0. As recommended by the Ecologists at least one bat tube or woodcrete bat box and integrated bird boxes should be provided to provide additional nesting for birds and bat roost habitat.

I would request that trees are compensated at least at a 2 for 1 replacement rate or in accordance with WBC best practice and design guides, or as recommended by the Trees and Landscape Officer.

Habitat Mitigation

I have no objection to the removal of the Cotoneaster. However, the hedgerow proposed in the metric and BNG is not native. In order to better support wildlife and provide greater ecological benefits I request that the new mixed native broadleaved hedgerow is proposed as compensation of habitat loss.

Lighting

The submitted specification shows Up & Down lighters with 2 Gu10 35 Watt bulbs. No contour plan or elevations showing the location of the wall lights is provided. The lighting proposed does therefore include uplighting contrary to the applicant's statement. No contour plan is provided, the location of wall lighting is not shown on the elevations. Therefore there not enough accurate details to demonstrate that the lighting would not will not negatively impact birds and wildlife, or disturb or prevent the bats foraging and commuting. The submitted lighting specification should not be approved, but I am happy to agree to a biodiversity-sensitive pre-commencement condition.

WALL2LBK GU10 Wall Mounted Fitting

Code	WALL2LBK
Description	GU10 Wall mounted IP65 Fitting Up & Down light
Finishes available	Black
Overall dimensions (mm) Depth from Wall	See Above
Product Weight	650 grams
Recommended product location	Indoor or Outdoor (Not recommended for food preparation areas)
Lamp Supplied	No
Voltage (V)	230V 50Hz
Maximum Lamp Wattage (W)	2x35Watts
Class	Class I. Must be Earthed
IP	IP65
Distance from lighted object	0.3M
Photometric Testing	Not available
Instruction sheet	Yes
Origin of manufacture	China
Main materials:	
• Body & Base	Die Cast Aluminium
• Glass	Tempered Glass, Temperature Rated To 300°C.
• Reflector	N/A
Method of fix	Wall mounting base plate 2 x screw 40mm centres
Lampholder cap	2xGU10
Lamp type and base	2xGU10 35watt Max – GU10 LED

Conditions & Reasons (if required)

Awaiting additional external lighting details.

Or **Condition:** Prior to commencement of development , a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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.

Condition: Unless otherwise agreed in writing by the council, all works are to be carried out in full accordance with the recommendations for protected species mitigation and biodiversity enhancements for hedgehogs, birds and reptiles given in Preliminary Ecological Appraisal and Roost Assessment V2 (Arbtech, February 2025) and the Ibstock Eco-habitat for Swifts detail. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented is to be issued to the council.

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.

As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: Once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

Development may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the plan

For further details, please see <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Condition: Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels, means of enclosure, car parking layouts, and pedestrian access and circulation areas, hard surfacing materials and minor structure (e.g., play equipment, refuse or other storage). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of thirty years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained

Reason: To ensure that there is no net loss of biodiversity habitat and wildlife and protected not adversely affected by the proposals. Relevant policy: NPPF Section

15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No grassland should be cleared, retained tree shrub or hedgerow 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 30 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 ensure that there is no net loss of biodiversity habitat and wildlife and protected not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No buildings, enlargement or alterations, enclosure, swimming pool, or container for the storage of oil or liquid petroleum gas permitted shall be carried out without the express permission in writing of the local planning authority

Reason: To safeguard the biodiversity of the area. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	24/03/25	Signed:	T Cuss
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