

Date: 11 August 2026
Application: 261708



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology,

Full Planning Approval Consultation

Application Number: 261708

Applicant: Ms Kate Malhoney

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA

Parish: Finchampstead

Grid Reference: Easting - 476303, Northing - 162783

Type of Development: Minor All other developments

Proposal: Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261708. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **1 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Cath Holwill		
Service	WBC Ecology	App No:	261708
Address:	New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA.		
Proposal:	Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)		
Type of Development:	Minor All other developments		
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

The application site is located within the grounds of the New Mill restaurant (currently closed) and is located close to the River Long.

This application is for temporary erection of a marquee tent to be in place for 6 months a year. The marquee will be used as part of a well being home holistic healing business (yoga crystal workshops etc) The covering letter states that the marquee will be used for evening and weekend use up until 10pm and the venue will not be used for events such as weddings and that there are no services i.e. water, electric on site. Furthermore, it will be used “normally for groups no larger than 20 people”

This application appears to be retrospective given that photos in the report show a tent already in place.

Biodiversity Net Gain (BNG)

The application form states the proposals would be exempt from mandatory BNG as they are de minimis and as being a “Temporary non-intensive development “

However it is unclear from the submitted information how this exemption claim has been arrived at.

The ecology report states that the erection of the marquee will lead to a temporary loss of approx. 60m2 of modified grassland for six months of the year although rather confusingly the report later states that : “*This project comprises <0.25m2 of green habitat due to be permanently impacted and on this basis meets the exemption criteria from Biodiversity Net Gain*”. Furthermore

the covering letter appears to be an application for a rather larger marquee tent, stating that the tent will measure 11.6 x 5.8m and photos within the covering letter appear to support this.

Nonetheless the statement from the ecology report has been used to demonstrate that the proposal is exempt from Biodiversity net Gain

However, 60m² is significantly larger than the 25m² threshold for the de minimis exemption . The applicant will need to justify why they believe this development is exempt, particularly as the ecology report describes the area as being temporarily lost, ie it states: *“The proposal requires the temporary loss of a limited area (approximately 60m²) of modified grassland”*

As the application was submitted on the 21st July 2026, the proposals would not be subject to amendments of the BNG regulations which came into effect on 6/8/26 and which included a new exemption for temporary developments. As it stands, insufficient evidence has been provided to verify the applicant’s claim for an exemption from BNG requirements. If it is concluded that the application is not exempt, a BNG assessment will need to be provided.

If this is the case, as the proposed marquee lies close to the River Long, the information submitted will need to clarify whether any riparian habitat will be affected by the development and whether the watercourse assessment will need to be completed as part of the BNG metric.

Other matters

The application form states there is no parking provision on the site or any plans to provide this. Given the site is located in a rural area it is slightly unclear how staff and visitors will access the site and where vehicles will be parked. As such clarification on this matter is required as informal parking may result in additional habitat loss or deterioration. If areas of habitat are likely to be used, the impact on these areas may also need to be considered as part of the BNG assessment. .

Conclusion

Insufficient information has been provided to demonstrate that the development is exempt from mandatory BNG requirements

Conditions & Reasons (if required)

Date:	2/9/2026	Signed:	C HOLWILL
--------------	----------	----------------	-----------