

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	251091
Address:	Willow Marina, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the proposed installation of 3 no. additional moorings on the East riverbank consisting of 3 no. pontoons to replace the three current linear berths with six parallel berths.		
Type of Development:	Minor All other developments		
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

Biodiversity Net Gain

If permission for this application is granted, it is expected that the general biodiversity gain condition will apply. A baseline BNG assessment has been submitted (iteration number not complete so given the iteration reference '1' by the LPA) along with a supporting document (Biodiversity Net Gain Report, Eco 360, version unreferenced, issue date not given, survey date 18 March 2025).

Line by line comments on the BNG metric have been given in an LPA comments version of the metric. At this stage it is not possible to agree the baseline because:

1. The habitat areas are currently calculated for the whole site and not the area of the red line boundary for this application.
2. The watercourse baseline is incomplete which means that we are not recognising the current baseline value of the river Thames where the moorings are proposed.

I recommend that the local planning authority must seek a revised BNG baseline assessment to resolve these two issues prior to determination of the application as it needs to be a matter agreed at the point of determination.

Protected Species and Habitats

A Preliminary Ecological Appraisal report (Eco 360, version unreferenced, issue date not given, survey date 18 March 2025) has been submitted in support of this application.

I can recommend that sufficient survey information has been submitted for the local planning authority to be able to consider the impact of the proposal on protected species and habitats.

I can recommend that the proposal is unlikely to cause harm to protected species or habitats. I recommend that no further conditions or obligations are required to make the proposal acceptable in planning terms.

Conditions & Reasons (if required)			
n/a			
Date:	7 August 2025	Signed:	D. Fisher