

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260200
Address:	Brookfield Farm, Old Wokingham Road, Crowthorne, Berkshire, RG40 3BU.		
Proposal:	Permission in principle application for the proposed erection of up to 9no. dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

This site is approximately 1.72 km from the Thames Basin Heaths Special Protection Area, which is a protected European wildlife site. Due to this type of application, a planning obligation cannot be applied, thus the proposal does not include any measures to avoid or reduce harm to this protected area, it is therefore classed as habitats development.

Without proper mitigation, the council cannot be confident that the development would avoid damaging the Thames Basin Heaths SPA. This is required under Regulation 63 of the Habitats Regulations and Article 6(3) of the Habitats Directive. As a result, the proposal conflicts with Policy NRM6 of the South east Plan and Policies CP8 and CP4 of the Core Strategy.

Conditions & Reasons (if required)

Date:	11/02/26	Signed:	L.Aparo
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