



READING
AGRICULTURAL
CONSULTANTS

Your Ref: 242829
Our Ref: 9855.WBC5

25th November 2024

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FAO Zak Hussain
Planning Department
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Mr Hussain

Re: Proposed Multi-Purpose Storage Building, Extended Yard Area and Change of Use of Hay and Straw Store to Stable (Part Retrospective) at Nutbean Farm, Nutbean Lane, Swallowfield, Reading, RG7 1XL (Ref: 242829)

Further to your e mail of the 11th November 2024, I write to provide “... a statement confirming if biodiversity value of on-site habitats is lower on date of application because of degradation.”

As outlined in my e mail of the 21st November 2024 and the submitted BNG matrix, the habitat at the development comprises ‘modified grassland’, with a grass lay having been sown at the site in 2020. The site has been regularly grazed by horses and/or cut for hay since that date. The area of land proposed for the erection of the proposed building has been allowed to grow during the construction of the adjacent stables and hardstanding. Other land which is affected by the development proposals has continued to be grazed by horses, or re-sown with grass. Evidence of on-site habitats is provided in tab 4 (supporting information) of the BNG metric already provided.

Given the above, there has been no degradation of the of the on-site habitat, as it continues to be considered ‘modified grassland’.

If you have any further questions on this application, please do not hesitate to contact me.

Yours sincerely



Alex Lawrence



Reading Agricultural Consultants Ltd

Registered Office as above

Company No. 3282982

Registered in England

