

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End, Wokingham RG40 1WR.

Our Ref: FR/13/288
17th February 2026

Dear Ms Davis,

**Fairview, Forest Road, Hurst, Berkshire RG40 5SA
252547**

Thank you for your email of today's date.

As I said to Ben Hindle the hedges are outside of the red line. This was a conscious decision to avoid its inclusion in the site as I knew it would have BNG implications. This is a Metric produced wholly in conjunction with the advice of Blooms and is accurate as a "sealed urban surface". The difficulty is that a click on the mapping system includes or excludes areas and I apologise for the confusion. As such amending the Metric is not necessary. I will, however, provide a scaled post development BNG plan for the avoidance of doubt and will get this to you tomorrow.

I am content with the conditions suggested by the Ecologist and am grateful for these. In writing I remind the lpa that we had a suggested a very positive BNG following the appeal(s) and this was rejected by various Officer's including Marcia Head et al, who decided not to determine the application (241700 refers). At the time we had very positive discussions with Ben Hindle and this was frustrated following the submission as negotiated. It is a great shame that this opportunity for an extremely positive BNG has been lost and it is rather late now to seek to get this position reversed. May I respectfully suggest a degree of cooperation in future which would have had a very positive effect in environmental terms?

I attach a plan of the stables to be removed.

I attach the volume calculations, as requested - the barn and stables as proposed are now corrected. I look forward to working with you.

Finally, I agree an EOT until 27th March and will take this opportunity to submit a further revision of the stables plan with a different layout.

Yours sincerely,

Mark Leedale

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cc Client

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