
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251712
Address:	Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross.		
Proposal:	Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage.		
Type of Development:	Minor All other developments		
Site Visit Made:	No		

Summary Of Recommendations

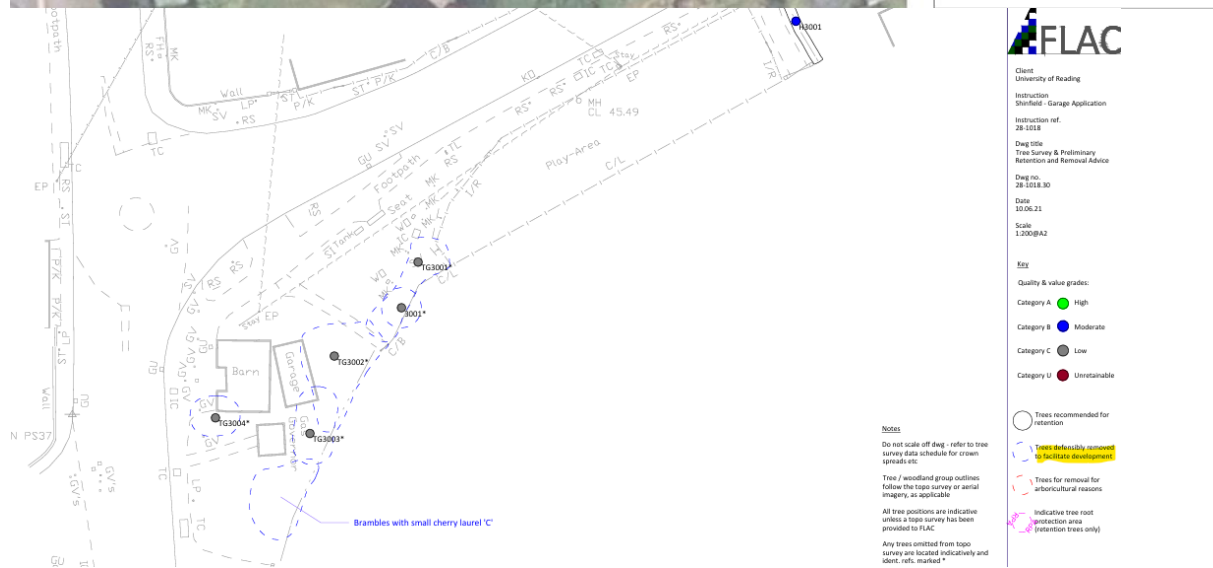
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Request further information before determination as stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Update Ecological Appraisal & Bat Inspection Report (EPR, January 2026) Tree Survey (FLAC, June 2025) and covering letter (Taylor Wimpey, 29 September 2025). I have also reviewed the submitted plans and elevations and site history.

According to the 130162 decision notice, applications for the approval all remaining reserved matters applications must be made within a period of ten years from 22 July 2014. The development within any phase of the development shall be begin no later than two years from the date of the approval of the last reserved matter for that sub-phase or before the expiration of ten years from the date of this permission, whichever is the later. Permission 211173 has expired, and I must disagree that the biodiversity habitat that will be loss and degraded in the Site Area is less than 25m²

The Tree Survey & Preliminary Retention and Removal Advice drawing shows at 4 or more trees will be felled to facilitate the development and improve visibility. According to the Update Ecological Appraisal, over 25m² of Bramble scrub and modified grassland. I therefore disagree with Jo Murphey the development falls below the de minimis threshold. The applicant has not demonstrated that the development is exempt from statutory BNG and a biodiversity metric, and where necessary a degradation statement (describing any habitat loss or impact on condition since 2021) must be provided for the LPA to agree a biodiversity baseline and secure compensation and enhancement.





I am satisfied that the Preliminary Roost Assessment is adequate for the Ecologist to conclude that the garage is unlikely to support bats. The barn has not been resurveyed, and bat roosts and therefore impacts to foraging have not been ruled out. I agree the barn has “*at least low level*” suitability for bats, and impacts to breeding birds and damage to the barn must be avoided during clearance and construction.

I will be happy to comment on impacts, mitigation, compensation and enhancement for protected species and biodiversity when a biodiversity metric has been submitted.

Conditions & Reasons (if required)

Awaiting submission of a Biodiversity Metric.

Date:	14/04/26	Signed:	T Cuss
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