

NE Response_507352_250655_Land at and to rear of 238 & 240 Nine Mile Ride, Finchampstead,
RG40 3QD

Dear Case Officer,

Your Reference: 250655. Reserved Matters (re: 211889) for erection of 26 dwellings with associated infrastructure, landscaping and demolition of existing dwellings. Land at and to rear of 238 & 240 Nine Mile Ride, Finchampstead, RG40 3QD.

Our Reference: 507352

Thank you for consulting Natural England on the reserved matters application mentioned above. Natural England has **no further comments** to make on this application. We have attached a copy of our original response (NE ref 468875) issued on 14 March 2024, the advice within which still stands.

Please do not hesitate to reach out if you have any further queries.

Kind Regards,

Sarah

Sarah Lo (she/her)

Nature Recovery Officer

Thames Solent Area Team

Please note – I work part-time, with Mondays as a non-working day.

Natural England, Seacole Building 3rd Floor, 2 Marsham Street, London, SW1 4DF

www.gov.uk/natural-england



From: [Lo, Sarah](#)
To: ["development.control@wokingham.gov.uk"](mailto:development.control@wokingham.gov.uk)
Subject: NE Response RE: 2024-03-21 - REQ 14/03 - 468875 - Land to the rear of 240 Nine Mile Ride Amendment to RM for 32 dwellings (WBC) 232298
Date: 14 March 2024 08:56:00
Attachments: [image001.png](#)

Dear Case Officer,

Application ref: 232298

Our ref: 468875

Thank you for your recent consultation relating to **Application for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 32 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of 2 existing dwellings. Appearance, Landscaping, Layout and Scale to be considered at Land to the rear of 240 Nine Mile Ride Finchampstead.**

Please find below our response.

Thames Basin Heaths Special Protection Area (SPA): No objection subject to appropriate mitigation being secured

I can confirm to you that as long the applicant is complying with the requirements of Wokingham Borough Council's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)), Natural England has no objection to this application.

Protected Species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species [licence](#) may be required in certain cases.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local Nature Recovery Strategies](#) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. A list of priority habitats and

species can be found on [Gov.uk](https://www.gov.uk).

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

The supporting Ecological report indicates that this development will potentially result in the loss of 0.5ha of Deciduous Woodland priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework (paragraph 180) sets out several principles for protecting biodiversity for local planning authorities when determining planning applications, including 'if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Natural England therefore recommends that your authority ensures the development proposal is supported with robust up to date ecological information and that the necessary avoidance, mitigation, compensation and enhancement measures for biodiversity are submitted in writing, agreed by the Council's biodiversity officer/ecologist, and secured with appropriate planning condition(s).

We would recommend that direct loss of priority habitat could be addressed through habitat creation, or alternatively a financial contribution towards an appropriate wildlife scheme that facilitates the management or creation of new or existing areas of lost priority habitat within the district.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Kind regards,

Sarah

Sarah Lo (she/her)

Nature Recovery Adviser

Thames Solent Area Team

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-----Original Message-----

From: development.control@wokingham.gov.uk <development.control@wokingham.gov.uk>

Sent: Thursday, February 29, 2024 3:30 PM

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: 2024-03-21 - REQ 14/03 - WBC Planning Application 232298

Dear Consultee,

Please see the attached document in relation to a consultation about the above planning application.

Kind regards,
Development Management & Compliance

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