

Date: 12 February 2026
Application: 260353



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Ecology,

Permission In Principle Consultation

Application Number: 260353

Applicant: Mr Stuart Garnett

Site Address: Land North of Broadwater Lane and West of Hogmoor Lane, Hurst

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479686, Northing - 174097

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane.

Case Officer: Connie Davis

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260353. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260353
Address:	Land North of Broadwater Lane and West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane.		
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

Documents reviewed for this application include;
Covering Letter Planning Statement, 9th February 2026 by Shorewood Homes
Tree Protection Plan, February 2026 by SJA Trees
Proposed Site Plan, January 2025, No: 8543 F04 by Radley House Partnership.

The proposal seeks only to establish whether the site is suitable in principle for the type and scale of development. The Covering letter indicates previous ecological survey work undertaken for an earlier appealed application. Those surveys identified the site supports a population of bats of county-level importance, with nine species recorded and two trees (T014 and T016) containing features with potential to support a maternity roost; however, the current PiP proposal retains these trees and allows for appropriate veteran buffer zones, with detailed mitigation and survey requirements to be addressed at the Technical Details Consent stage. Although the site lies within an SSSI Impact Risk Zone, the scale and nature of the proposed development do not trigger consultation with Natural England. On this basis, no ecological constraints have been identified that would prevent the site being considered suitable for development in principle.

Conditions & Reasons (if required)

N/A

Date:	02/03/26	Signed:	L.Aparo
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