

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261277
Address:	Land East of Longwater Road, Finchampstead, RG40 3TS.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241567 dated 29/09/2025. Condition 16 relates to the submission of a Habitat Management and Monitoring Plan (HMMP).		
Type of Development:			
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

Condition 16: Habitat Management and Monitoring Plan (HMMP).

The HMMP is well detailed and provides sufficient information for discharge. However, there is an error that needs correcting first. Page 18 of the HMMP, the baseline Habitat Type shows Other neutral grassland for every baseline habitat type, which clearly an error. Once this is amended, I can recommend the HMMP for approval.

The HMMP does present a slightly different scenario than the BNG Metric, Iteration V3, 28th November 2024 accepted at determination. The discrepancy between the HMMP and the BNG Metric is there is two conditions of urban tree within the HMMP; moderate and poor. Meanwhile the BNG shows both groups of trees as moderate. This equates to a slightly different BNG calculation; the BNG with both groups of tree as moderate equates to -52.29% loss, whereas two conditions (moderate and poor) equate to -52.77% net loss. However, the HMMP indicates suitable conditions, and this metric issue can be resolved at discharge of the Gain Plan condition.

Overall, once the error on Page 18 can be revised, this HMMP is recommended for discharge.

Conditions & Reasons (if required)

N/A

Date:	23/06/26	Signed:	L.Aparo
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