

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261624
Address:	Land West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwelling), including formation of an access from Hogmoor 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. Previous surveys undertaken on this site, in relation to outline planning application: 240583, identified the site supports a population of bats of county-level importance, with nine species recorded and two offsite trees (T014 and T016) containing features with potential to support a maternity roost.

However, the current PiP proposal does not provide any ecological surveys to indicate bat potential for the on-site off-site veteran oak tree (Tree no.1). However, the oak tree is proposed to be retained and the development to fall outside the root protection zone. I am concerned about the impact on artificial lighting on this tree, however it's possible this can be mitigated for and therefore details can be addressed at Technical Details 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)			
Date:	27/07/26	Signed:	L.Aparo