
MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261112
Address:	9 Hurricane Way, Woodley, Wokingham, RG5 4XJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)		
Type of Development:	Other Change of Use		
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

The proposed development is exempt from the statutory Biodiversity Net Gain (BNG) requirements as it falls within the householder application exemption, under the Government's Biodiversity Net Gain guidance.

A review of historical aerial imagery indicates that three semi-mature trees have been removed from the site prior to the submission of the application. Whilst the loss of trees can result in a reduction in habitat value, the development is exempt from the mandatory BNG requirements and therefore there is no requirement to demonstrate biodiversity net gain for the proposal.

The application site comprises an area of managed amenity grassland that appears to provide limited ecological value. The principal ecological features of note were the semi-mature trees that have already been removed. There is no evidence that the amenity area was specifically managed for biodiversity enhancement, nor is there evidence that it was created as ecological mitigation or compensation associated with a previous planning permission. As such, the proposed change of use from amenity land to residential curtilage and the erection of a boundary fence are unlikely to result in a significant ecological impact.

With regard to the removal of the trees, all wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981. However, no evidence has

been provided to demonstrate that active nests were present at the time the trees were removed, and therefore it cannot be concluded that an offence has occurred.

Based on the information available, the site is of low habitat value and the proposals are not expected to adversely affect protected species or important ecological features as ecology has no objection.

Conditions & Reasons (if required)			
N/A			
Date:	18.06.26	Signed:	L.Aparo