

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251026
Address:	St Nicholas' Barn, Dunt Lane, Hurst, Wokingham, RG10 0TA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 223713 dated 13.02.2023. Condition 4 relates to details of boundary walls and fences; 5 to biodiversity enhancements; 6 to electric vehicle charging; 7 to parking; 8 to cycle parking; 9 to landscaping; 11 to bin store.		
Type of Development:			
Site Visit Made:	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**
- ☒ **Negotiate the amendments stated below**
- ☒ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the Biodiversity Statement – BNG Area, Planning Conditions Submission Drawing 1160_03 (Green Room, 15 April 2025) and Drawing 1160_03B (Green Room, 16 April 2025). I have also reviewed permission 223713 Planning, Design and Access Statement and Proposed Site Layout (Block) and Roof Plan (JCE, ref PL-03 A, 5 December 2022).

To comply with condition 5 the northwestern area marked as 'Garden' in the Proposed Site Layout Plan PL-03 A the BNG Area should be vegetated garden and not built development or hard surfacing. The inclusion of a barbeque, car parking and gravel drive is not consistent with the proposals for creation of garden habitat. The additional 'developed land; sealed surface' habitats according to UK Habs assessment have no biodiversity unit value. To secure the compensation and enhancements secured by 223713 the BNG Area proposed in Dwg 1160_03B must include wildlife habitat creation outside the garden area in all of the former menage and the section of in-fill native hedging. Accord to the drawing the current area is therefore significantly smaller, and the compensation habitat proposed would be less valuable that approved. While I have no objection to proposal for meadow creation outlined in the Biodiversity Statement, I am not satisfied that Dwg 1160_03B reflects these. No reference is made or justification provided for development of the

Existing

Image 3 – existing meadow area



Image 4 – existing meadow area



Date:

23/6/25

Signed:

T Cuss