

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	252792
Address:	Land South Of Swallowfield Road, Arborfield.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241425 dated 31.10.2025. Condition 4 relates to 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 4 – HMMP

The revised letter report HMMP (Bombus Ecology, 11 March 2026) has revised planting mix for the hedgerow mix to align with the approved plans. It has also recognised the need to manage the habitats on-site for a minimum of 30 years.

It remains very light on elements c), d), e), f), and h) of the condition and appears to be describing a target post-development habitat type that is more distinct than that expected by the BNG metric submitted with the original planning application. However, given the specified monitoring and management plan review, I am of the view that the risk of failure to achieve the BNG objective is relatively low and adequately mitigated via the monitoring and review.

I therefore recommend discharge of this condition.

Conditions & Reasons (if required)

n/a

Date:	29 April 2026	Signed:	D. Fisher
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