

Statement for degradation and irreplaceable habitat.

Marron Remise, Kentons Lane Wargrave RG10 8PD 12th
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This site, including the proposed development area, contains ancient woodland habitat, characterized by long-established tree populations and a rich biodiversity, which is classified as an irreplaceable habitat under current environmental regulations. Therefore, any potential degradation or loss of this habitat must be avoided or minimized, and compensatory measures, such as habitat creation or enhancement, must be undertaken to achieve biodiversity net gain, following the mitigation hierarchy of avoidance, minimization, and remediation.

The proposed replacement house will be built on the existing footprint of the existing house which is to be demolished. A bat survey has been undertaken & no bats are currently using the building. A bat box will be however installed in the eaves of the proposed new building.

The site is steeply sloping & has a terrace where the existing & proposed buildings are located. No trees or hedgerows will be affected by the proposed development. There is no evidence of great crested newts on this sloping site. Other woodland habitats will not be disturbed.