

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	SDL Ecology	App No:	242252
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.		
Proposal:	Full Planning Permission for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.		
Type of Development:	Minor Dwellings (1-9)		
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

Biodiversity Net Gain

This application will be subject to mandatory biodiversity net gain, should permission be granted.

A Biodiversity Net Gain Assessment report (Aecom, ref: 60728610 revision 4, January 2025) has been submitted along with a Statutory Metric (no Start Tab info completed – referred to as iteration 3 for tracking purposes here). Comments directly relevant to the metric have been supplied separately in a copy of this metric, within tabs A-1 and B-1.

I can recommend that the local planning authority can agree the submitted baseline BNG information in iteration 3 as being accurate.

As mentioned in my earlier responses, I am of the view that all other ecological matters can be resolved by condition. I can therefore recommend that, subject to those conditions being applied and implemented, the proposed development is ecologically acceptable.

Conditions & Reasons (if required)

As per earlier responses

Date:	23 January 2024	Signed:	D. Fisher