

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End
Wokingham RG40 1WR.

Our Ref: FR/13/288
27th October 2025
Development.control@wokingham.gov.uk

Dear Sir/Madam,

**Fairview, Forest Road, Hurst, Berkshire RG40 5SA
252547**

Thank you for your letter of today's date.

I apologise for not including the BNG papers and attach:

1. The BNG Plan
2. The BNG Report
3. The Small Sites Metric

In regard to the CGN's there have been several PEA's for this site ranging from the HGV access application (191342) and most recently the declined to determine application (241700). Each was undertaken by Wenman Ecology and in the context of standard application found that there would be low probability of amphibians on the application site. I attach extracts from the most recent report and this position will not have changed. For this reason, we respectfully suggest that a report pertaining to GCN's is not reasonably required and an appropriate approach is sought by the applicant.

Yours faithfully,

Mark Leedale

Mark Leedale.

cc Client

20 Hurlands Place
Farnham
Surrey GU9 9HX
01252 718855
Markleedale4@gmail.com
Principal: Mark Leedale M.Sc, Dip TP, B.Ed(Hons) MRTPI