

**From:** [Pooja Kumar](#)  
**To:** [jamie.redman@mapl.co.uk](mailto:jamie.redman@mapl.co.uk)  
**Subject:** 171171- Pool Court, Thames Street, Sonning – [UNCLASSIFIED] –  
**Date:** 23 May 2017 09:35:00

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Dear Mr Redman,

Further to my email for a site visit, I can confirm I will be on site on Thursday am with the Conservation officer and hope to provide formal comments after this.

In the first instance, I have received an objection from our ecology officer advising that the habitat on site and age of the building are suitable habitats for the protected species of bats. Additionally the site is within a Great Crested Newt consultation. As such, it is advised that a preliminary ecology assessment is carried out on site prior to determination so that we can assess the impact of the proposal on protected species.

#### Survey requirements

A preliminary ecological appraisal comprises an assessment of the site in terms of its suitability for notable or protected species, and should describe any features of note in the subsequent ecological report. This will establish whether any further surveys are required as well as suggest appropriate mitigation measures. For example, if bats are found or features within the trees/building have the potential to support roosting bats and these will be affected by the proposals, further dusk emergence and or pre-dawn re-entry surveys during the bat active season (i.e. between May and the end of August/ sub optimally until mid-October) would need to be carried out. The applicant would then need to submit the results of these surveys along with any associated mitigation strategy prior to determination of the application.

Surveys should be carried out by suitably experienced ecologists who are a member of a professional organisation such as the Chartered Institute of Ecology and Environmental Management and / or are licensed or accredited by Natural England to survey protected species. I would advise that you do not yet instruct an ecologist, but await my formal comments as to whether I am minded to support the application or not. I do not want the applicant to incur additional charges of surveys if I am not minded to approve. I should be able to provide formal comments by the end of the week following my site visit.

Kind Regards,

**Pooja Kumar**

**Senior Planning Officer**

(Development Management and Regulatory Services)

Wokingham Borough Council

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*Please note, this email is an opinion of an officer of this council only which is of an advisory nature, and is given without prejudice to any formal decision taken in respect of development of the above site under the Town and Country Planning Act*