

Cathy Holwill
WBC Ecology

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Dear Cathy,

Thamesfield Retirement Village, Remenham, RG9 2LX

243125 - Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.

Thank you for your comments dated 18/2/2025. Please find detailed below our response.

The PBRA report has not been included with the documents – without this we are unable to assess the impacts of the development on bats

The PBRA was provided within the Preliminary Ecological Appraisal (Section 3.5) report dated November 2024. This report included the original PBRA undertaken in September 2022 and the verification walkover undertaken September 2024.

Unfortunately Figure 3.3 showing the locations of the bat roost potential features was accidentally omitted. This is attached to this letter.

The bat emergence report does not provide details of surveyors - these details should be provided

The bat emergence surveys were led by Katy Thomas, an RPS Senior Ecologist and Natural England bat class licence holder (licence number: 2021-53781-CLS-CLS). RPS ecologists Lucinda Clark, Ben Joliffe and Gemma Trinder were the other surveyors who are all experienced in undertaking bat emergence surveys and in using Night-Vision Aids.

Given that the surveys were carried out over 18 months ago, it may also be necessary to repeat them. The report states “The survey results contained in this report are considered accurate for up to one year, assuming no significant considerable changes to the site conditions”

As a bat roost had previously been identified within a building on site a Natural England bat licence will be required prior to demolition works. To inform the license application, update surveys (from the previous survey season) will be necessary prior to submitting the application.

For the current assessment/impacts the update PBRA assessed that the site hasn't changed considerably since the emergence surveys, so the results of the further survey work are likely to be unchanged.

Biodiversity Net Gain

The pre development (Figure 1) and post development figures (Figure 2) in UKhab to demonstrate how the BNG was calculated, are provided below.

The redline boundary and blue (Ownership boundary) are clearly shown on these figures.

Our ref: Thamesfield RVG

6 non- native trees – have been included offsite within an area of modified grassland. The client is aware of the requirements of registering this area on the BNG register.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

for RPS Consulting Services Ltd

A handwritten signature in black ink, appearing to read 'Elizabeth White', with a long horizontal flourish extending to the right.

Elizabeth White

Principal Ecologist

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Figures



