

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	241873
Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.		
Type of Development:	Other Householder		
Site Visit Made:	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

I have read the Preliminary Bat Roost Assessment & Badger Walkover (Chase Ecological Consultancy, Ref CE4035, 10 October 2022) and reviewed the revised Arboricultural Impact Assessment (Ligna Ref P2947-AIA01 V2, 31 October 2024) and Tree Protection Scheme (Ligna Ref P2947-TPS01 V2, 31 October 2024).

The Preliminary Bat Roost Assessment & Badger Walkover (PRA) has not been updated to take account for the revised layout or changes in methodology and best practice for either bat surveys or mitigation which were published in 2023. The PRA identified that there were a number of potential roosting features for crevice dwelling bats in the east-facing roof coverings. The Ecologist recommended that no further surveys for bats were necessary from incorrect assessment of the elevations submitted in support of application 222662. They concluded that as both records for bats and suitable habitats commonly used by bats for both feeding and commuting were observed locally a level of protection must be implemented to prevent disturbance.

While I am satisfied that the single storey flat roof extension will not directly impact on the potential roosting features on the eastern elevation I note that the PRA inspections completed in 2022 failed to rule out the presence of bats or bat roosts. In addition, the loss of biodiversity habitats and detrimental impacts of tree felling, scrub

and vegetation clearance and degradation of the site on wildlife and cumulative impacts were not assessed. The current proposal would result in removal of a replacement hedge which has been planted since the clearance and tree felling were undertaken.

Image 1 – East facing elevation of the main dwelling which have demonstrated a small number of gaps within the main roof coverings of likely value to bats which from looking at the proposed elevations suffer no disturbance



Image 2 – As per image one above



Image 6 – Site plan



BS42020 Code of practice for planning and development paragraph 6.4.8 states:

“Where relevant, any report on survey activities should also include reference to any evidence of material events occurring on site, either before or after ecological surveys have been carried out, for example:

- a) removal or management of vegetation, including trees;*
- b) alteration or loss of other biodiversity features, such as hedgerows, ponds, ditches or buildings and features of value to protected species;*
- c) control of weeds or other species; and*
- d) cessation or reintroduction of grazing or mowing.*

Such events should be described and the cause explained where known along with the implications, if any, for the main findings of the ecological report”.

The PRA failed to recommend landscaping and biodiversity enhancements as

required by local plan policies CP3, CP7 and MDD TB23. CP3 states that planning permission will be granted for proposals that d) maintain or enhance the ability of the site to support fauna and flora including protected species:

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevation and streetscenes. According to CP7, development which may harm habitats or species of principle importance, whether directly or indirectly, or will be only permitted if mitigation measures can be put in place to prevent damaging impacts; or appropriate compensation measures to offset the scale and kind of losses are provided.

In the absence of an assessment of the degradation and biodiversity habitat loss and landscaping proposals the application fails to demonstrate the compensation required by Local Plan policy can be secured. While the Arboricultural Site Plan (Proposed) dated 31 October 2024 has been updated to take account of the proposed layout and development proposals, it has failed to include hedge planted on the eastern boundary car parking proposed to be removed to create access to the garage doors.

I disagree with the Arboriculturists recommendation that new tree planting unnecessary. To compensate for the tree, shrub and scrub clearance and the loss of the tree previously removed to facilitate development, I request that a scheme mixed native broadleaved hedges, and 3 Heavy Standard Oak trees are secured by planning condition. In accordance with policies CP7 and TB23 I request the submission of a scheme biodiversity enhancements to include at least one Woodcrete or ecostyrocrete bat box such as a Schwegler universal or Greenwood Ecohabitats bat box (or equivalent) and one bird box.

Conditions & Reasons (if required)

Condition: Prior to the commencement of the development details of a scheme of biodiversity enhancements, to include at least on bird box, and one bat tube/brick or least one ecostyrocrete/Woodcrete bat box such as a Schwegler Universal or Greenwood Ecohabitats bat box and one bird box on the buildings, native and-wildlife friendly woody shrub planting, and three Heavy Standard 12-14cm girth native Oak (*Quercus robur*) trees shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be implemented as approved and thereafter maintained and replaced as .

Reason: To ensure net loss of biodiversity habitat, that protected and priority species are not adversely affected by the proposals and incorporate enhancement for wildlife in and around developments. Relevant policies Section 15 of the NPPF and Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority.

Reason: To ensure that bats and birds are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191, Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery policy TB23.

Date:	18/11/24	Signed:	T Cuss
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