

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260966
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Householder application for the proposed erection of extensions and alterations to the dwelling with single storey rear extension to form annex, alterations to the roof form, and associated changes to fenestration, following the demolition and removal of the existing rear projection and associated structures.		
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 Technical Note Preliminary Roost Assessment (AAE, July 2025), Bat Emergence Survey (4 Acre Ecology, 24 November 2025), Arboricultural Impact Assessment/Statements and Tree Protection Plan (Gifford Tree Service, 3 December 2025) and reviewed the Site Layout & Roof Plan PS/18/S/201B, the version Landscape Plan P25-18-S-290 Rev A provided by email on 22 June 2026, and the elevations submitted in support of the application. I have also reviewed planning permission 253011.

The AAE PRA internal inspection recorded scattered Brown long-eared type droppings in the roof space of the single-storey extension. An active wasp nest restricted full access. An accumulation of mixed-age brown long-eared type droppings were recorded in the main attic space. The attic space in the main building, according to AAE appeared to have been recently relined and insulated with mineral wool.

Three emergence surveys were completed and a peak count of nine bats was observed emerged from the main building during the third survey on 7 August 2025. Common Pipistrelle and Brown long-eared roost were confirmed in main house

northern gable, the eaves on the northern side, the southern gable end, and the apex of the roof to the east of the chimney. 4 Acre concluded that there was a moderate, low and high levels of bat activity during the respective emergence surveys. During the 28 August 722 registrations were recorded by five surveyors equating to 1.60 per minute per surveyor.

4 Acre's Ecologist concluded that there are at two Common pipistrelle and Brown long-eared bat roosts in the main house and no roosts in the outbuilding surveyed. I agree that to carry out the proposed work legally the Owner requires a European protected species licence to be issued by Natural England.

Bat Emergence Survey paragraph 7.15 proposes "*Any planting will include native species, especially night-flowering species to attract insects for bats to feed on*". If the mitigation and enhancement recommended and proposed by 4 Acre Ecology and AA Environmental is implemented, all hedges and off-site trees and T5 are permanently retained, the favourable conservation status of bats on the site would be maintained and breeding birds can be protected during tree and hedgerow removal works. The 4 Acres Ecologist recommends that building works will not be started September to October, when bats are still active. Alternatively works will start in April, to avoid the maternity period, when bats are most vulnerable and most likely to be present and allow the continued use of the roost by bats during the main activity season. For these reasons I am satisfied it is likely that Natural England would vary Bat Mitigation Class Licence Bat Mitigation Class Licence 13108A, to take account of 260966 superseding planning permission 253011 and extend the 28 July 2026 licence return deadline.

Submission of a copy of confirmation from Natural England that Bat Low Impact Class Licence WML-CL21 Licence Return 13108A must be secured by condition to demonstrate that the licence deadline has been extended and changes to the proposals and planning permission reference have been approved by Natural England. Provided that submission and approval of a detailed Arboricultural Method Statement and Tree Protection Plan and which is consistent with trees and hedges shown as retained in Site Layout & Roof Plan PS/18/S/201B (and the version of the Landscape Plan submitted by Max Smith-Goodey on 13 May 2026, 2 - 4 Woodcrete bat boxes are installed on suitable on-site trees, a bat loft is created in the extension, and the void roost in the main house is retained in the main house I am happy to recommend approval subject to planning conditions.

Bat Emergence Survey Section 7 paragraph 7.12 states that there will be no direct lighting of any of the access points to the bat boxes. Any outdoor lighting will be <1 lux, <550nm/ warm white spectrum <2700K, and only bollard or low-level downlights with no upward tilt will be installed. Any security lighting should be motion activated with short timers (1 Minute) angled downwards to light up the immediate area only. The Bat Emergence Survey has not been updated to take account of the increased use of the western access, closer proximity of the gate to the existing and replacement bat roosts and the creation of the car part immediately to the west of the replacement bat loft. I therefore request a lighting condition in line with BS42020 D.3.5 and GN 08 / 23 [Bats and Artificial Lighting at Night Guidance Note](#) is included in the decision notice.

The Very Mature Atlas cedar may be considered to be a Veteran or Ancient tree. According to consultation draft BS5837:2024, Category V (Veteran and Ancient trees) should have a larger multiplier of 15 times stem diameter and a 1m buffer zone around each Root Protection Area. 4 Acre Ecology describe that there are potential roost sites within other buildings in the area and in trees the adjacent woodland. I would therefore welcome provision of a permanent exclusion area (e.g. formed by a kick rail or logs) to prevent car parking in the RPA of T1 and off-set the addition loss of biodiversity habitat from the removal of T4 and surrounding hedgerow that provide a corridor from the northern and western bat roosts to the historic parkland and boundary hedgerow boundary hedge.

I have no objection to the removal of Magnolia T6, Douglas Fir T4 and the hedge north and east of T4 shown in Site Layout and Roof Plan 201B and the version of Landscape Plan 209A submitted 22 June 2026. To ensure that all the western, northern and southern boundary hedgerows, the hedgerow next to the eastern construction access, tree T5 as well as off-site hedges, T1 and T3 are fully protected during site set-up, construction, landscaping and retained the occupation phase. As TPP KG2 does not provide protection for retained hedgerows and Highway tree T3 proposed in the submitted 201B and 201A (13 May 2026) I recommend this must not be listed in condition 2 and an updated annotated Tree Protection Plan with a key and schedule identifying when specified ground protection will be installed and all activities requiring Arboricultural and Ecological supervision are provided to discharge CL7 before site set-up and commencement of any works.

Conditions & Reasons (if required)

Condition: No works shall commence until an email demonstrating that any necessary variation and an extension in time to Bat Mitigation Class Licence RC078-13108 has been obtained from Natural England and a copy of the licence have been submitted to the council. Thereafter the compensations and enhancement measures proposed shall be maintained in accordance with the approved details.

Reason: To ensure that bats, which are protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Prior to commencement of development, a lighting design strategy for biodiversity for the Site Area, designed in accordance with best practice including in accordance with [Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23](#) and consistent Bat Emergence Survey Section 7.13 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policies

CCO4, TB21 and TB23.

Condition: Works are to be carried out in full accordance with the proposals and recommendations given in Section 7 of the Bat Emergence Survey (4 Acre Ecology, 24 November 2025).

Reason: To ensure that protected and priority species including breeding birds are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Replacement tree planting shall be carried out in full accordance with the approved details provided in the Landscape Plan P25-18-S-290 Rev A submitted on 22 June 2026 in the first planting following the first occupation of the extension.

Any trees or plants which, within a period of **10 years** from the date of the planting (or within a period of 10 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No retained hedgerow or tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with Landscape Plan (Condition 6) PS25/18/S/290A provided on 22 June 2026 and Site Layout and Roof Plan PS25/18/S/201B (21 April 2026). If within a period of **ten** years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition:

a) No development or other operation shall commence on site until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing, ground protection or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees or hedges growing within or adjacent to the site which are of wildlife, landscape or amenity value, and to allow for verification that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03 and TB21 and TB23.

Date:	22/06/26	Signed:	T Cuss
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