

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC Ecology	App No:	251437
Address:	Arborfield House, Church Lane, Arborfield, Wokingham, RG2 9JB.		
Proposal:	Householder application for the proposed installation of 2 no. air source heat pumps.		
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 2022 Bat Scoping and Emergence Report and reviewed the plans and elevations submitted in support of the application. The applicant has failed to update the Bat report to take account of the time that has elapsed since the bat surveys which did not include the main house were undertaken.

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant licence from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

There are no ecological objections to the development provided in with the planning policy the mitigation and compensation measures detailed in section 4.2 are secured by planning condition. Informatives I17 and I19 must also be included in the decision notice.

Conditions & Reasons (if required)

Condition: Unless otherwise previously agreed in writing by the council works are to be carried out in full accordance with the advice and biodiversity enhancements given in Section 4.3 of the submitted Bat Scoping and Emergence Report (The Ecology Co-op, 28 September 2022). Within one month of substantial completion a

short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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.

If the development does not commence 3 years from the date of the planning consent 231813, the approved ecological mitigation measures secured through Condition X shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- i) establish if there have been any changes in the presence and/or abundance of bats and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable

Bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Informative: This permission does not convey or imply any approval or consent required for protected species under the Wildlife and Countryside Act 1981 (as amended) or the Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England and their licensed Ecologist with regard to any protected species that may be found on the site.

Date:	20/6/25	Signed:	T Cuss
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