

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260479
Address:	Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham, RG41 4BY.		
Proposal:	Full application for the proposed erection of 1 no. pergola to replace 4 no. existing huts, plus installation of new fixed raised planters, additional external lighting, replacement paving and new estate fencing with associated landscaping, plus an increase in the height of existing fencing.		
Type of Development:	Minor All other developments		
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

According to my understanding of site planning history no bat survey has been completed for the site and the presence of bats has not been ruled out or confirmed. All species of British bat are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "*any structure or place used for shelter or protection*" whether or not bats are present at the time.

Bats and birds and many species active at night are sensitive to light pollution. Increasing in artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

I am satisfied that the development is exempt from the statutory BNG condition. If an external lighting condition is included in the decision notice there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB23.

Date:

09/03/26

Signed:

T Cuss