

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260967
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 253011 dated 04/03/2026. Condition 5 relates to tree protection, 6 to landscaping and 7 to a bat licence.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☒ **Negotiate the amendments stated below; or**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the revised Landscape Plan (P25/18/S/290 RevA, 13 May 2026), revised Tree Protection Plan TPP KG2, Chosen Arboricultural Impact Assessment /Statement, Tree Species document, and the Agent's email of 14 May 2026.

Condition 5 Tree Protection

Tree Protection Plan TPP KG2 does not protect the retained Acacia T3, Douglas Fir T4 and hedgerow round the north and west of T4 and is inconsistent with the Landscape Plan P25-18-S-290 and with the approved Site Layout & Roof Plan (P25-18-S-201 RevA 3 March 2026) approved in 263011 conditon 2. In order to maintain favourable conservation status for bats and protect and enhance features for wildlife the Tree Protection Plan and Arboricultural Method Statement should be revised to show protection of both Acacia trees and retained T4 and the hedgerow and that demonstrate that only T6 will be removed and works to hedges are limited to only minimal pruning works to the eastern hedgerow.

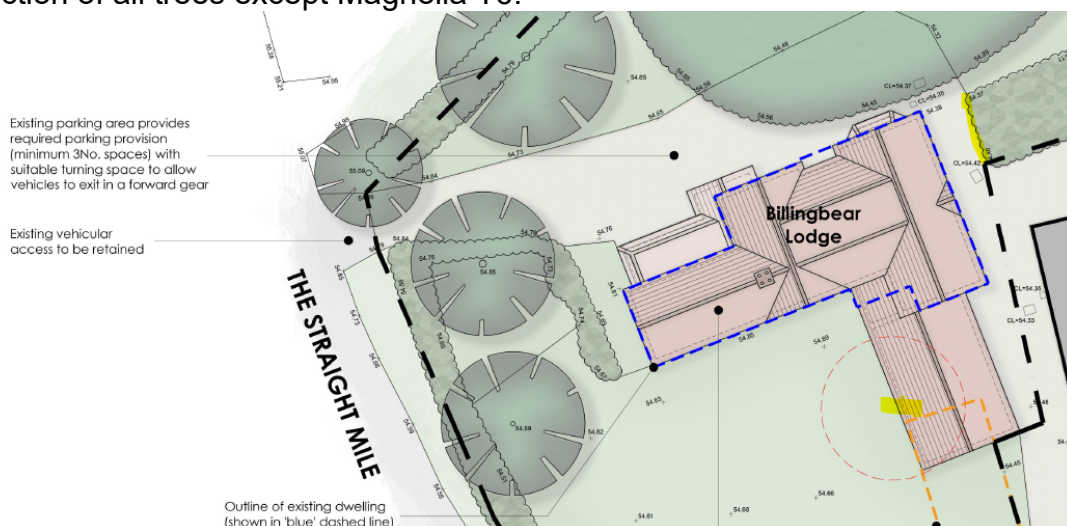
Condition 6 Landscaping

P25-18-S-290 Rev A Landscape Plan does not reflect the approved development proposals and the impact wildlife as assessed by the Ecologist and approved in the decision notice.

A total of 9 Bats were recorded emerging from the property including Common pipistrelle from the northern gable and Brown long-eared bats from the eaves on the

northern side of the house. The activity was dominated by Common Pipistrelles foraging in the garden to the south of the main building and along the road. There were a total of 722 registrations of bats during the 90 minutes of the third dusk emergence survey. The direct and indirect impacts loss of hedgerow, trees and habitat which provide foraging and commuting routes for bats around the north and the west of the house closest to northern roosts, and habitat for wild birds have not been assessed by the Ecologists. Alan Beaumont states "*None of the surrounding established trees/vegetation will be removed to facilitate the works and, therefore, any flight-lines currently utilised by bats will be retained*". The LPA have not considered or approved the removal of the hedge and approved proposals to retain all trees except T6. None of the Acacia trees or Douglas Fir have been inspected for bat roost potential and presence of bats in T4 and the Acacia and impact from the loss of the hedge without mitigation cannot be ruled out.

In order to recommend approval of a landscaping scheme the proposals must be amended to include retention of the hedgerow around T4 and retention and protection of all trees except Magnolia T6.



Condition 7 Bat Licence

I understand from the Agent's email that the Owner has agreed and proposes to provide bat access slates to allow access into the roof space for Brown long-eared bats and that either side of the new roof will be installed with either a 1F bitumen felt lining, or a breathable membrane (such as BatSafe) that has passed a Natural England high propensity test. In addition installation of one Schwegler 2FN and one Schwegler 1FF bat box have been agreed. However, AA Environmental state that four bat boxes 2FN Schwegler Bat Boxes (or equivalent) will be installed on suitable trees on site. Provided the applicant has agreed to and proposes all of the mitigation recommended in Bat Emergence Survey Issue 1 (4 Acre Ecology, 24 November 2025) I have no objection to discharge of condition 7.

Summary

I recommend the submitted plans are not approved and conditions 5 and 6 are not discharged. The landscaping and tree protection scheme must be amended to show retention and permanent of all the landscape features shown as retained in Site Layout & Roof Plan 201 RevA.

Conditions & Reasons (if required)

Awaiting the amended landscaping, retention of hedges and trees, revised Tree Protection Fencing and development-specific Arboricultural Method Statement.

Date:	09/06/26	Signed:	T Cuss
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