
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260148
Address:	Field Place Farm, White Hill, Remenham Hill, Wokingham, RG9 3HR.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form porch, enlargement of existing first floor dormer windows along with changes to fenestration to include 3no. additional dormers, garden outbuilding, plus associated works.		
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

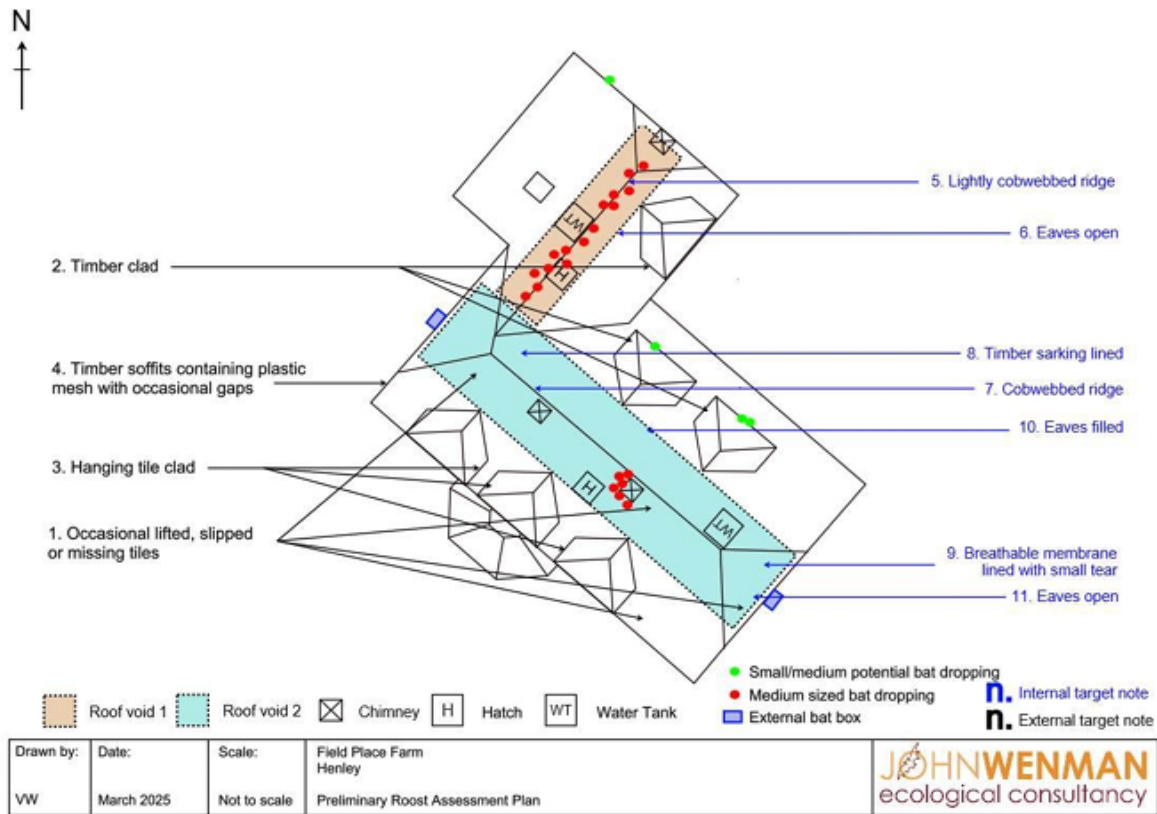
I have reviewed the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2021_PRA_b, November 2025) and Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2021_BES_b, November 2025). I have also reviewed the plans and elevations submitted in support of the application.

All bat species 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 deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England.

The PRA survey recorded at least 100 Brown long-eared bat droppings scattered throughout the roof void with notable accumulations under the ridge beam and stuck to the chimney. In the second roof void around the leak in the southernmost chimney was a collection of approximately 50 long-eared bat droppings on the brickwork, caught in the cobwebs and at the base.

Externally, there were potential roost features observed on the farmhouse including uneven and missing hanging tiles on the dormers, and behind the timber soffits,

providing potential roosting opportunities for small crevice-dwelling bats such as the locally recorded common pipistrelle and soprano pipistrelle. Based on the number of droppings and the scale of the void, the house is considered likely to support regular use by individual or small numbers of brown long eared bats. The property was assigned high suitability for roosting bats and DNA analysis of the droppings collected confirmed Brown long-eared roosts.



Emergence surveys were carried out on 16 June, 7 and 28 July in accordance with Good Practice Guidelines. During the activity surveys, a peak count of two Soprano pipistrelle bats and one Common pipistrelle emerged from the Farmhouse. Roost locations/egress points included gaps beneath hanging tiles on the most easterly dormer window on the front and rear elevations of the property and the eaves by the chimney on the northern elevation. Activity level was high during all surveys, mostly consisting of Soprano pipistrelles, with activity concentrated around the mature trees and area of woodland at the front of the farmhouse and the rear garden to the south of the farmhouse. Individual Brown long-eared bats were recorded foraging in close vicinity of the farmhouse during the survey on two occasions.

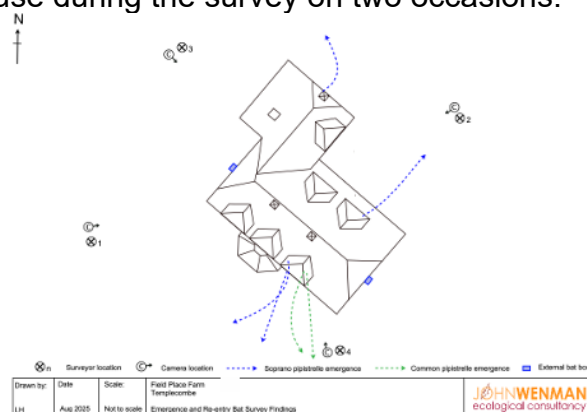


Figure 1. Bat Emergence Survey – Field Place Farm, Templecombe – Bat Emergence Flight Paths.

I note two bat boxes have previously been fixed to the exterior of the property as a general enhancement for roosting bats. No bats were recorded roosting in the bat boxes.

I am satisfied that the survey methodology and effort demonstrate that the proposals will result in the loss and disturbance of a Common pipistrelle and Soprano pipistrelle day roost and damage and disturbance of a Brown long-eared transitional or day roost. The proposed alteration to the existing dormer windows and new dormers will result in the permanent loss of a Common and Soprano pipistrelle roosts and damage to the Brown long-eared bat roosts. A European Protected Species Mitigation Licence (EPSML) will be required to allow the work to proceed lawfully. It is likely the site would qualify for registration under the 'low impact' Bat Mitigation Class Licence (BMCL) WML-CL21. Under the terms of a full EPSML or BMCL, mitigation for the impacts of the work will be required to avoid harming bats and the mitigation proposals detailing the strategy proposed to be adopted are set out in Section 7 of the BES report. Provided that a planning condition securing provision of a copy of the EPSML or BMCL and site registration prior to commencement of development and implementation in accordance with the NE approved mitigation strategy detailed in section 7 there are no ecological objections.

Conditions & Reasons (if required)

Condition: No works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or an email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

Reason: The building hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a group of protected species and a material consideration in the planning process, are not adversely affected by the development. Relevant policy: [NPPF 2024 Section 15, Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	26/03/26	Signed:	T Cuss
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