

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261747
Address:	Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for the proposed erection of side extension, first floor dormer extension. Alterations to the oil tank, replacement of fence, installation of sewage treatment works, access, car parking and landscaping.		
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 Tree Survey (Arbtech, January 2021) and Preliminary Roost Assessment (Arbtech, 30 April 2026). I have also reviewed the submitted plans and elevations, local species records and planning history.

The Preliminary Roost Assessment doesn't include a local records search, or assessment recent local planning history and ecology surveys. The applicant and their ecologist should be aware that bat roosts and foraging and commuting have been recorded in the neighbouring property to the southeast. The ecologist assessed that the development may lead to an increase in the amount of current lighting of surrounding habitats and building which could may disturb commuting bats unless mitigation is provided. Thus, the PRA proposes that a low impact lighting strategy will be adopted for the site outlines the areas of the site that will be retained as dark corridors. To secure detailed external lighting proposals in accordance with ILP and the Bat Conservation Trust best practice <https://www.bats.org.uk/news/2023/08/bats>, local planning policy and NPPF 2026 Section 14 P3 requirements, I request a wildlife-sensitive external lighting condition is imposed.

In order to recommend approval of the proposed close boarded fencing confirmation must be provided that no toe boards will be installed and/or that hedgehog gaps of at least 13x13cm will be provided at 10m intervals or the boards raised 13cm off the

ground, to ensure that the site is permeable for wildlife and complies with N2 of Section 19 of the NPPF 2026.

There are no ecological objections, if planning conditions securing implementation in accordance with Section 3.3 of the Preliminary Roost Assessment, submission and approval of bat box biodiversity enhancements and provision of hedgehog gaps into the proposed fences and a wildlife-sensitive external lighting strategy are imposed. I request that I17 is also included in the decision notice.

Conditions & Reasons (if required)

Condition: Prior to the commencement of development details of biodiversity enhancements proposed in Section 3.3 of the Preliminary Roost Assessment (Arbtech, 30 April 2026) to include minimum of two Woodcrete erected on a mature tree/s on the site and details of all boundary treatments which must incorporate gaps of approximately 13cm x 13cm for hedgehog access shall submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and thereafter maintained in the approved form for so long as the development remains on the site.

Reason: To conserve and enhance ecological interests and ensure protected species are not adversely affected. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Prior to commencement of a site wildlife-sensitive low impact lighting strategy designed in accordance with best practice including in accordance with Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23 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 that have potential 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 amenity, green infrastructure, and protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3 and Section 19 N2, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy CC03 and TB23.

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative should be appended to any 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.

Date:	11/09/26	Signed:	T Cuss
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