

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242953
Address:	The Horns Inn, Crazies Hill, Wargrave, RG10 8LY.		
Proposal:	Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side.		
Type of Development:	Other Change of Use		
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 Lighting Strategy submitted on 10 February 2025 and the Emergence Survey Report Bats (Chase Ecological Consultancy, Ref CE1119-02, updated 7 March 2025).

The updated Emergence Survey Report confirms that installation of 2 vents for the ensuite shower rooms will the coverings to northwest facing roof of the main building around Roost 2 and in the area above the valley gutter.

Further to my previous response I am satisfied that provided the works to the slate roof and the installation of vents into the roof of the main building are undertaken between 1 May and 31 September. No other works to which affect roof coverings should be undertaken unless a bat roost characterisation survey and mitigation enhancement strategy have been submitted to and approved by the LPA.

I am not satisfied that the Ecologist has considered the positive and negative impact of external lighting on the bat recorded on the site. The Ecologist fails to make any reference to best practice guidance for Bats and Artificial Lighting in the UK. I request that the Lighting Strategy is not currently approved, the proposed mitigation measures set out as "Specifics" are secured by condition and must include:

- Removal of all high-level flood lighting

- Existing front low-level lighting to be replaced with downward facing lighting
- Existing lighting on side elevation and entrance porch to be downward facing and beneath porch area to restrict upward spill of light.
- Existing Rear elevation lighting to be low level and downward facing, shielded to minimise upward spill of light.
- Slate roof gazebo to remove all upward light spill.
- Lampposts to be replaced by downward facing and with cowls/shields to prevent upward light spill.
- Floodlight free car park.

Additional images to show roof coverings to roost two and surrounding areas



Conditions & Reasons (if required)

Condition: Works are to be carried out prior to 1 October 2025 in full accordance with the Protection and Avoidance Measures given in Appendix 1 of the submitted Emergence Survey Report - Bats (Chase Ecological Consultancy, Ref CE1119-02, 7th March 2025). A method statement must be agreed in writing between the ecologist and the contractor including the careful removal of tiles by the Ecologist by hand as well as the procedure which will be followed if any bats or signs of bats are found.

Within one month of substantial completion a short closing-out report including details of the methods used, and any bats or signs of bats found, and demonstrating that the ecological mitigation proposed in Appendix 1 and the enhancement measures outlined in Appendix 2 have been implemented is to be issued to the council.

If the works proposed which could affect bats is not complete by 1 October 2025, an updated bat emergence survey is to be undertaken, and an updated Emergence Survey Report and mitigation strategy must be approved in writing by the Council prior to the re-commencement of the development.

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.

Condition: Should bats or recent evidence of bats be found then no development is to commence until any relevant licence have been obtained from Natural England and a copy submitted to and approved in writing by the council.

If a European Protected Species Licence is obtained from Natural England, then a copy of the licence and approved mitigation strategy, (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence shall be submitted to the council. The mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

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

Condition: The materials to be used in the construction of the porch roof extension shall be bitumen 1F type roofing felt, or a non-bitumen coated roofing membrane (NBCRM) that has passed a snagging propensity test with a test certificate approved by Natural England. Where it is necessary to use wood timber treatments, only treatments on the approved list of 'Bat roost and Timber products (TIN 092)13 will be used.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

No External Lighting

Within six weeks of approval a site-wide lighting design strategy for biodiversity for designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' 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 are likely 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 biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

Date:	08/04/2025	Signed:	T Cuss
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