

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252007 & 252008
Address:	2 Spring Cottages, Charvil Lane, Sonning, Wokingham, RG4 6TL.		
Proposal:	Application for Listed Building consent for the proposed demolition of 3 no. outbuildings and erection of 1 no. detached outbuilding.		
Type of Development:	Householder application for the proposed erection of 1 no. detached outbuilding following demolition of 3 no. outbuildings. Other Listed Building alteration or extension.		
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 photos, Planning Statement and Design and Access Statement, and the plans and elevations submitted in support of the application.

All wild bird species, are legally protected under the Wildlife and Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. If adequate tree protection is put in place prior to demolition, construction and landscaping, a condition ensures that no external lighting is installed unless a biodiversity-sensitive lighting scheme complying with Bats and Artificial Lighting at Night GN08/23, and breeding bird and protected species informative are added to 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 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23

Informative: This permission does not convey or imply any approval or consent for

protected species required under the Wildlife and Countryside Act 1981. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	25/11/25	Signed:	T Cuss
--------------	----------	----------------	--------