

MEMORANDUM

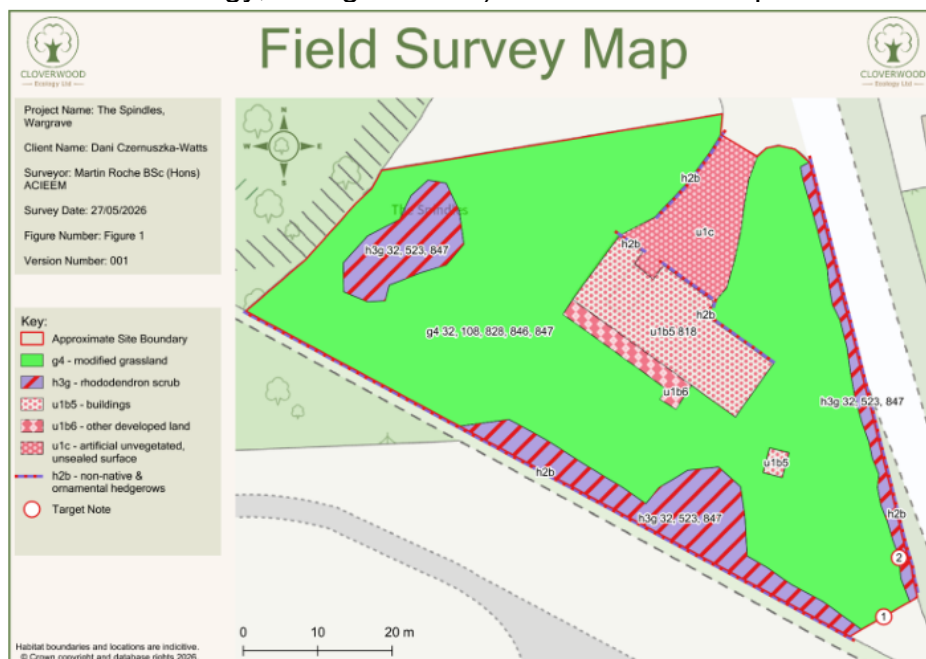
From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261545
Address:	The Spindles, School Hill, Wargrave, Wokingham, RG10 8DY.		
Proposal:	Householder application for the proposed erection of single storey side and rear extension with rooflights and adaptation for wheelchair accessibility. Plus changes to fenestration and addition of air source heat pump.		
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 Preliminary Ecological Appraisal & Preliminary Roost Assessment Report V1 (Cloverwood Ecology, 25 June 2026) and Bat Emergence Survey Report V001 (Cloverwood Ecology, 1 August 2026) and reviewed the plans and elevations.



Preliminary Ecological Appraisal

I note that the woodland Priority Habitat site to the northwest is locally designated as Wargrave Chalk Pit Local Geological Site. The Ecologist's data search has not included a local bat group or ecological Records Centre search or review of planning applications. The application has been validated without an Arboricultural Impact Assessment. I note none of the scattered trees assessed in the Field Survey and indicated on the Proposed Site Plan are shown on the Field Survey Map. The Sycamore tree and the Root Protection Area impacted by the proposed car park extension must be safeguarded and retained in the long term. All the hedges, shrubs and trees providing foraging and commuting routes for bats must be protected to ensure no net loss of biodiversity and retention of wildlife. I therefore request that approval and implementation of a BS5837:2012 Arboricultural Method Statement and/or the Construction Environmental Management Plan, recommended by the Ecologist in PEA&PRA section 7.1.1 is/are secured by condition. CEMP measure recommended include a toolbox talk, fenced off Biodiversity Protection Zones (BPZ), Construction Exclusion Zones round the mature trees of the off-site deciduous woodland. As well as clear definition of key roles and responsibilities including persons responsible and lines of communication. I agree that provided recommendations detailed in the CEMP are adhered to, the neighbouring offsite deciduous woodland, biodiversity habitats, breeding birds, protected and notable species will not be significantly adversely impacted by the construction phases of the development.

Preliminary Roost Assessment

A daytime walkover survey was carried out by the Ecologist on 27 May 2026. Two bat droppings were recorded in roof Void 2, and 100-150 bat droppings were recorded in Void 1 concentrated towards the eastern aspect under the apex of the roof.

Bat Emergence Survey

Emergence surveys were undertaken on 8 and 29 June, and 20 July 2026.

- During visit 1, one soprano pipistrelle was recorded emerging from building B2 from a gap at the eaves.
- During visit 2, one soprano pipistrelle was recorded emerging from building B2 from a gap at the eaves.

I am satisfied that the methodology and combined survey effort are adequate for the Ecologist to conclude that assessed the roost within building B1 is likely a day roost supporting an individual number of Brown long-eared bats and the roost within building B2 is likely a day roost supporting an individual number of soprano pipistrelles. Both roosts are of local importance. All species of bat and their roosts are fully protection under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, for the works to proceed lawfully and without breaching wildlife legislation relating to bats, a European Protected Species Licence (EPSL) for bats is required. Works must not commence until the EPSL has been granted by Natural England and all conditions of the licence are adhered to in full.

I am satisfied that is not unlikely a EPSL would be granted, and in accordance with best practice I request that submission of a copy of the licence prior to I support the

conclusion that that in the absence of avoidance and mitigation measures, the development proposals will result in the disturbance and alteration of a brown long-eared bat day roost of local importance within building B1 and the destruction of a soprano pipistrelle roost of local importance within building B2.

Summary

Provided that conditions securing submission and approval of a bat sensitive external lighting scheme, ecological enhancements and Arboricultural Method Statement and a copy of the EPSL approved by Natural England are imposed, there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: No works shall commence until a licence for development works affecting bats has been obtained from 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 or Bat Earned Recognition Class Licence) and copy of the approved mitigation strategy have been submitted to the council.

Thereafter the approved mitigations measures shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: Prior to the commencement of development, details of biodiversity enhancements, to include a hedgehog house, bird boxes, bat bricks and/or access tiles on and integrated into the building, and native tree planting shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and permanently retained in accordance with the timetable and approved scheme of enhancements.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected and incorporate biodiversity in and around developments. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP3 and CP7 Managing Development Delivery policies CC03 and TB23.

Condition: Prior to commencement of development an external lighting scheme for biodiversity designed in accordance with best practice including in accordance with Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23 and Section 7 of the Bat Emergence Survey Report (Cloverwood Ecology, August 2026) 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, birds and *invertebrates* and 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 bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14

P3, Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

Condition:

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in full accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03 and TB23.

Date:	27/08/26	Signed:	T Cuss
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