

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250232
Address:	Arborfield Court, The Lodge, Swallowfield Road, Arborfield, Wokingham, RG2 9JS.		
Proposal:	Application to remove conditions 4, 6 and 7 of planning consent 232853 for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4 no. dormers plus changes to fenestration following demolition of existing chimney and garage. Condition 4 refers to parking, condition 6 to external lighting and condition 7 to landscaping, and the application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting.		
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**
- ☒ **Negotiate the amendments stated below;**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have no objection to the removal of conditions 4 and 7. The Supporting Statement does not make any reference to European protected species, take account of the bat roost and the need to conserve the favourable conservation status of bats and maintain and enhance wildlife on the site. Birds, bats and many species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance to bats can constitute an offence under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). The external lighting details provided don't make reference to *Bats and Artificial Lighting in the UK' ILP/BCT Guidance Note 08/23 or other relevant best practice guidelines. No lighting contour plans is provided or detailed technical specifications, type and direction of light sources, intensity of illumination, height and angle to demonstrate that the multiple luminaire outlined and show on the submitted drawings will not adversely affect bats and birds. In line with BS42020 Biodiversity*

– Code of practice for planning and development as there is a bat roost affected by the development it is necessary to impose a lighting condition, and I advise that condition 7 is replaced with lighting design strategy for light-sensitive biodiversity condition D3.5. To avoid installation of cables and design of lighting which could negatively impact bats and the replacement bat roost features or issue of the EPSL, I request the D3.5 wording is amended to a pre-commencement condition.

Conditions & Reasons (if required)

Condition: Prior to the commencement of the development an external lighting design strategy for biodiversity 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 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.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: *To ensure that biodiversity, protected and priority species are not adversely affected by the proposals Relevant policy: NPPF Section 15 and paragraph 191, Local Plan policies CP1, CP3 CP7 and TB23*

Date:	20/3/25	Signed:	T Cuss
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