

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261198
Address:	Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD.		
Proposal:	Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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 Biodiversity Net Gain information submitted by Mark Leedale (Planner) according to the submitted small sites metric. The development proposes for a hay feed back and associated machinery storage on already existing hardstanding. The hardstanding appears to have been in place for a considerable amount of time. If the barn is to be positioned on already hardstanding and there is less than 25m² of habitat loss and less than 5m of on-site linear hedgerow lost then the development is exempt from statutory biodiversity net gain, as per biodiversity guidance.

The baseline plan indicates the entire area is hardstanding, which from google aerial imagery is not accurate as to what is present on site. The applicant should confirm if there is to be any habitat loss and if there is provide a realistic BNG report completed by a suitable qualified ecologist.

Notwithstanding the above, the proposed location of the barn is in close proximity to a treeline which has the potential to support roosting bats according to our internal database.

Bats All bats and their roosts are legally protected by national and European legislation including Wildlife and Countryside Act 1981 and Conservation of Habitats and Species Regulations 2017. Additionally, several species of bats are a priority

species under the NERC Act 2016. These legislations make it illegal to deliberately disturb a bay, capture/kill or injure a bat or disturb a breeding or resting site.

Given the location a sensitive lighting condition will be required. The height of the building, when combined with integrated lighting positioned at higher wall levels, has the potential to illuminate the adjacent eastern treeline. Artificial lighting has the impact to disrupt commuting corridors and negatively impact light-sensitive species.

The sensitive Lighting Plan should detail the location, type, and specification of all proposed lighting. This plan should follow the *Bat Conservation Trust Guidance Note 08: Bats and Artificial Lighting*. It is recommended that a Lighting Design Strategy for Light-Sensitive Biodiversity condition be required to secure details of the lighting plan.

Conditions & Reasons (if required)

Lighting design strategy for light-sensitive biodiversity – Condition

Prior to occupation, a “lighting design strategy for biodiversity” for buildings, features or areas to be lit 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 policy compliance with national legalisation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017 and Wokingham Core Strategy, Policy CP7.

Date:	02/07/26	Signed:	L.Aparo
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