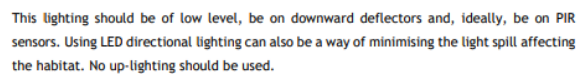


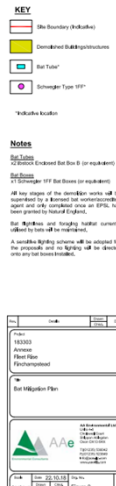
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252520
Address:	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 250957 dated 30/07/2025. Condition 3 relates to an ecological enhancement strategy.		
Type of Development:			
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 revised Ecological Enhancement Plan report (Cherryfield Ecology, October 2025) and reviewed the Fleet Rise planning history including Ecological Appraisal (Cherryfield Ecology, November 2021), Bat Survey – Fleet Rise Annex (CA Ecology, 2015), and the Addendum Bat Survey Report (AA Environmental, Ref 183303 October 2018). Cherryfield Ecology's Ecological Enhancement Plan does not refer to Addendum Bat Survey Report submitted to discharge 181295 condition3. Nor was this report submitted to support application 250957. I am concerned that Ecologist has failed to include the two Ibstock Enclosed Bat Box B bat tubes that should have been installed the Tree Tops new build to additional roosting opportunities and compensate the loss of Common pipistrelle, Soprano pipistrelle and Brown long-eared bat roosts resulting from the demolition of the Annex. According to Cherryfield's Ecological Appraisal a minimum of two Schwegler 2FR boxes should have been installed into the gable ends of the new dwellings. I recommend that the proposal to mount bat boxes externally after completion of construction of the house is not acceptable and fails to comply with CIEEM best practice and the details approved under permission 200493. Neither integral nor external bat boxes are shown in figure 8. The Ecological Appraisal also advised that two open fronted Robin boxes and two songbird boxes would be installed in the woodland/trees. Swift nest boxes were recommended to be integrated into external walls of the building in addition to at			

Unless the Ecological Enhancement Plan includes the mitigation and enhancement recommend by Cherryfield in 2021 and the mitigation for bats secured for the demolition of the Annex in 2018, WBC Ecology are unlikely to support approval of the scheme and recommend discharge of condition 3. To ensure that roosting, foraging and commuting bats are not negatively impacted by light pollution and bats, and birds are not deterred from using the enhancements or retained habitat, I request that a revised report includes full details of all external lighting that has been installed. Lighting does not comply with the Ecologist proposals must be amended.



I am happy to provide detailed comments on the revised Ecological Enhancement Plan when the applicant provides confirmation of all compensation roost features licensed by Natural England to be provided in the new dwelling. I therefore request submission of the Method Statement and a copy of the European Protected Species Licence granted by Natural England for the demolition of the Annex and results of the pre-commencement survey and mitigation measures used.



Conditions & Reasons (if required)			
Awaiting copy of the EPS Licence and supporting detailed Method Statement approved by Natural England for demolition of the Fleet Rise Annexe.			
Date:	23/10/25	Signed:	T Cuss