



J BUTTERWORTH PLANNING LIMITED

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Town and Country Planning Act 1990 (as amended)

Formation of new access

Wyse Hill Lodge, Finchampstead, RG40 4JR

The Wokingham Local Validation List confirms that the following Biodiversity and Ecology Reports may be required for Householder Applications:

- **Bat Survey - Site is within suitable bat roosting area and development includes works to roof or demolition**

Although the site is within a suitable bat roosting area as identified on the Constraints Map, there are no works to the roof or demolition proposed. In this respect, no survey is required.

- **Great Crested Newt Survey - Site is within 10 metres of Great Crested Newt consultation zone**
- **Great Crested Newt Avoidance Method Statement - Site is within 10 – 100 metres of Great Crested Newt consultation zone**

The Constraints Map confirms that the site is within a suitable habitat for Great Crested Newt. However, no building or excavation works are required, and the previous application did not identify a need for a Great Crested Newt Statement.

In addition, no new dwellings are created and therefore there is no impact on the Thames Basin Heaths SPA or any SSSI Impact Risk Zone.

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