M E M O R A N D U M

From:	Tina Cuss Ecology Officer	**To (Case Officer):**	Annabelle Jones
Service	WBC Ecology	**App No:**	261472
Address:	The Red Cottage, The Village, Finchampstead, Wokingham, RG40 4JU.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of part single, part two-storey rear extension, covered side access and changes to fenestration.		
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 Daytime Bat Walkover & Preliminary Roost Assessment (Windrush Ecology, W7058_rep_18-06-26) and Bat Survey Report & Mitigation Strategy Assessment (Windrush Ecology, W7058_BSR rep_Red Cottage_18-08-26). I have also reviewed the submitted plans and elevations.

Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.

Jackdaws were found nesting in chimney pot of the eastern chimney breast. To avoid illegal impacts of damage and destruction to active birds' nests. PRA Section 6.3 advises using a mesh barrier over the chimney stacks to prevent birds. If this is not possible to clear any inactive birds' nests outside of the bird breeding period (February and September inclusive), the building must be checked for by an Ecologist to confirm the absence of breeding birds prior to roof stripping or removal of the chimney. The ecologist recommends installing bird nesting boxes such as Vivara Pro Seville 28mm WoodStone Nest Box and Barcelona WoodStone Open Nest Box to compensate for lost nesting sites.

In accordance with the NPPF Section 19 and WBC planning policies CP3, CP7 and

TB23, the mitigation avoidance and compensation measures recommended in section 6.3 of the PRA should be secured by condition.

All species of bat and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and under The Conservation of Habitats and Species Regulations 2017 (as amended). Taken together, these make it an offence to interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. Bats tend to re-use the same roost sites and according to current legal opinion "*a bat roost is protected whether or not the bats are present at the time*".

The Daytime Bat Walkover and Preliminary Roost Assessment (PRA) conducted on 17 June 2026 recorded approximately 100 mixed-age bat droppings in two areas of the loft. DNA analysis confirm these were Brown long-eared bat. The external inspection found the roof tiles provide gaps under tiles and at junctions between chimney breasts that could provide access into the loft space. The building was assessed as having 'moderate-confirmed' potential to offer shelter to bats.

Dusk emergence surveys were completed on 17 June, 2 and 23 July, and 13 August 2026. Foraging and commuting activity, by mainly Common and Soprano pipistrelle, noctule, and brown long-eared bats, was noted along the vegetated borders and in the garden to the north of the house. No bats were observed emerging from the house.

I support the conclusion that the works proposed will result in the loss of a day roost used by individual or low numbers of brown long-eared bats. External lighting could have an adverse effect on foraging or commuting bats and foraging and dispersal along site boundaries or obstruct access to roosting features. Under the legal protected afforded to bats lighting may change bat activity which is not desirable. behaviour. Deliberate or reckless obstruction or deterring bats from accessing a roost can constitute an illegal offence. I therefore request that a bat sensitive external lighting scheme is secured by planning condition.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to concluded that a European Protected Species Licence is necessary for the development to proceed legally and Natural England are not unlikely to grant a Bat Mitigation Class Licence. In accordance with best practice, I request that a copy of the EPSL and the mitigation strategy granted by Natural England is submitted to the LPA prior to commencement of development.

The according to the application form, the existing boundaries will not be impacted and work to hedges or trees is necessary to facilitate the extension proposed. The Block Plan does not show any Tree Protection Fencing to protect retained hedges and trees or consider the impact of loss of grassland and constraints to access for the works to extend the property westwards. In order to retain and protect for the long term the wildlife foraging and commuting corridors identified in the BRS in line with planning policy I request submission and approval of an annotated Tree Protection Plan or Arboricultural Method Statement is secured by condition. In order

to ensure boundary habitats which support the bat population recorded using the site. I advise against commencement foundation and substructure works in September 2026 in the absence of adequate measures to ensure the root protection area of hedges and coppiced trees are impacted by compaction and severance of roots. I note WBC Trees & Landscapes have not commented on the impact on landscape and visual amenity.

Conditions & Reasons (if required)

Condition: No development 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 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: Full details the non-licensed biodiversity enhancements shall be agreed by the Project Ecologist prior to site set-up and commencement of development. The scheme of agreed enhancements shall include at one Vivara Pro Seville and one Barcelona WoodStone Open Nest Box bird boxes (or functional equivalents) and one integral Schwegler 1FR bat tube or Swift brick which shall erected and built into the building in accordance with up-to-date best practice. The biodiversity enhancements shall thereafter be installed as approved and permanently retained. Within one month of substantial completion a short closing-out report including details, pre-commencement survey results and any bats or signs of bats found, and demonstrating that the ecological mitigation and enhancement bird and integral bat brick/tube/box measures have been implemented to the satisfaction of the Owner's Ecologist and best practice to be issued to the council
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 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 birds 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: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 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:	07/09/26	**Signed:**	T Cuss