
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251650
Address:	Cherrylands, New Mill Road, Finchampstead, Wokingham, RG40 4QU.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension, two-storey rear extension with balcony, loft conversion creating habitable room with 2 no. rear dormers, changes to fenestration and demolition of existing conservatory and of two outbuildings.		
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**
- ☐ Request further information before determination as **stated below**; or
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the Bat Survey of Cherrylands (Crossman Associates, Ref D1152.009 Issue 2, October 2025), the amended proposal, the Ecologists letter (Crossman Ecology Ref D1152.009_let_27112025, 27 November 2025) and Arboricultural Impact Assessment drawing Rev A (GHA Trees, November 2025).

The removal of the house's loft will lead to the destruction of the bat roost which is an illegal offence under The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) Regulations 2017 (as amended). To permit the development, a European Protected Species Development Licence (EPSDL) accompanied by a detailed and robust Method Statement, work schedule and site figures outlining the survey results, planned works and proposed mitigation measures will be required.

To ensure that bats are not left without a roost the Bat Survey proposes the new roost will have to be constructed and fit for purpose before the displacement of bats and the dwelling loft demolition. I support the proposal to provide at least 2 Habitat boxes and bat tubes close to the gable apex to replace the Common pipistrelle roost, hanging tile crevice feature and provide enhancement for crevice-dwelling bats. The ecologist states that the roof should only be removed between

October and March which is in line with CIEEM Bat Mitigation Guidelines V1.2.

The ecologist has not provided details for a roost characterisation survey in accordance with the Good Practice Guidelines section 7.3 and temperature and humidity data don't appear to have been recorded in order to ensure that the bat house will provide a like-for-like replacement roost or enhancement for BLE bats. While paragraph 4.6 proposes a remote bat detector will be used to monitor bat activity in the loft, currently no further surveys results have been submitted that rule out the presence of hibernation roosts. I request that all ongoing static monitoring and any additional roost characterization surveys which have been undertaken in 2025/26 are provided to the LPA as soon as the hibernation survey is completed.

The Bat Survey and proposals have been revised to include construction of a minum 4x4x4m bat house with traditional roof such as purlin and rafter ('cut and pitch') on the northeast side of the redline site area. According the report the roof will be constructed avoiding the use of trusses which would create a cluttered flight area, using type IF bitumastic hessian backed slaters felt and clad with clay biscuit tiles, Roman-style tiles or slates.

Provided the winter surveys set out in paragraph 4.6 rule out the presence of hibernating bats and use as a hibernation roost, I consider it is not unlikely that Natural England would grant a European Protected Species Mitigation Licence. In accordance with best practice a condition securing submission of a copy of this derogation licence must be included in any planning approval.

Contrary to BS42020 6.4.8 the Bat Survey made reference to the scrub and tree removal and management of the woodland and features of value to bats and wildlife on the northeast side of the house which has been undertaken by the owner in recent years. According to the revised Arboricultural Impact Assessment and the Bat Survey no further trees or hedgerow will be removed or tree works carried out to provide access or to construct the bat house. A detailed habitat or landscaping plan including retained shrubs and ground flora has not been provided. As details of access for construction, monitoring and use of any storage below the bat loft have not been provided, to ensure retention and restoration of the habitat I request an Arboricultural Method Statement and details of retained and replacement planting are secured.

Summary

There are no ecological objections if mitigation and enhancement for bats is proposed in full accordance with the proposals and recommendations in Bat Survey section 4 as long as the following are secured by planning condition:

- Submission of copy of the EPS licence and approved Mitigation Strategy; Provision of bat hibernation survey records;
- Biodiversity sensitive lighting scheme;
- Mitigation and enhancement measures for wildlife including birds, hedgehogs and invertebrates;
- Arboricultural Method Statement including construction and any retained pedestrian access to the bat house;

Conditions & Reasons (if required)

Condition: Prior to commencement of development, a lighting design strategy for biodiversity for 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 biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 & paragraph 198, Core Strategy policies CP1, CP3, and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No works shall commence until a licence for development works has been obtained from Natural England and a copy of the licence and approved mitigation strategy, have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4.24 to 4.32 of the submitted Bat Survey of Cherrylands (Crossman Associates, Ref D1152.009 Issue 2, October 2025) including the provision of an integral Action for Swifts S Brick in house. Within one month of substantial completion a short closing-out report demonstrating that the ecological supervision and enhancement measures for birds have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that birds, hedgehogs, and reptiles are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL6

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.

CL7

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 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 biodiversity 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 policy TB23.

Date:	19/01/26	Signed:	T Cuss
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