

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253066
Address:	China Cottage, 16 Longwater Lane, Finchampstead, Wokingham, RG40 4NR.		
Proposal:	Householder application for the proposed erection of a front canopy, single storey side/rear extension following demolition of existing conservatory, first floor rear extension and changes to fenestration.		
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**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Further to my previous comment I have read the Bat Survey Report (Plan Ecology, May 2026).

All species of bats and their roosts are protected under The Conservation of Habitats and Species Regulations 2010 (as amended). This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

The Ecologist has amended their assessment of the bat roost potential of the areas which will be affected by the proposed works to low. One activity surveys was carried out on 12 May 2026. Sunset was at 20.43 and foraging Soprano pipistrelle were recorded 21.03 , Common pipistrelle and Nathusius pipistrelle were also recorded at 21.069 and 21.17 suggesting roosts close by. I am satisfied with the Ecologists conclusion that the works proposed in the application do not require a protected species licence or further bat surveys provided that the development is implemented within 24 months of the emergence survey. The Ecologist did not undertake an inspection of the store in the southwest of the site which should be retained in order to protect a foraging and commuting wildlife corridor.

The Ecologist has not taken account of the increase in car parking and the shrubs, trees and vegetation removed on the southwest side of the site. Contrary to BS42020 6.4.8 the PRA and Bat Survey Report fail to describe the tree and vegetation which has already been removed and alteration or loss of other biodiversity features, such as hedgerows of value to protected species, and propose compensation to address the negative impact on bats and wildlife.

The application does not justify additional removal of trees and hedgerow to construct additional car parking spaces and the Arboricultural Development Report contrary to BS5837:2012 does not show the southern and western hedgerow. The Tree Protection Fence Protective Barrier shown in Arboricultural Development Report Dwg WTC/TPP/002 fails to protect the trees on the southern boundary in the front garden which should be retained. As there is no justification for additional car parking. I recommend that the site plan that is approved is amended to retain the southern hedgerow and trees. To reduce the net loss of biodiversity habitat I support the recommendations of the Tree & Landscape Officer that tree and shrub protection (WBC CL7), a Landscape Plan (CL4) and boundary treatments are secured by planning condition if the application is approved.



I am additionally concerned that the Ecologist has not referred to up-to-date mitigation guidance. I request that future surveys and mitigation strategies are completed in line with Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed as amended March 2024 and UK Bat Mitigation Guidelines V1.2 CIEEM August 2025). However, I am satisfied that the survey effort is now adequate for the Ecologist to conclude that bats are not currently roosting in the property and roosting features affected by the development.

Bat Survey Report Appendix 4 shows one 2FE Schwegler wall-mounted bat box installed on the southern elevation. While the Summary and Section 5 recommend biodiversity enhancements including bat panels and bird boxes within the garden, the Ecologist has not agreed proposal for integrating or installing the bat tube on the property and no details or proposed location for any bird box is shown with the architect or applicant as I recommended. In line with Local Plan policy CP7 and MDD TB23 and NPPF 2024 paragraph 187 I request that a planning condition securing submission, approval and implementation of a biodiversity enhancement scheme including a Schwegler 1SP Sparrow Terrace or two Schwegler 1A Swift nestboxes (or equivalent) and two 2FE Schwegler wall-mounted bat shelters (or

Beaumaris Woodstone bat box or equivalent) on the southeast corner of the west-facing side elevation away from light sources, at least 4m above ground level.

The Ecologist states the result of a survey can never completely rule out the presence of bats at a building as use may be obscure or occasional. I therefore request WBC informative I17 is also included in any decision notice. For the contractor and owner's information the contact for the Bat Advice Service currently delivered by BCT as part of the [National Bat Helpline](#) is **0345 1300 228**, and not as listed by Plan Ecology.

Conditions & Reasons (if required)

Condition: Prior to the occupation of the development, a site plan and full details of biodiversity enhancements, include a Schwegler 1SP Sparrow Terrace or two Schwegler 1A Swift nestboxes (or equivalent) and two 2FE Schwegler wall-mounted bat shelters (or Beaumaris Woodstone bat box or equivalent) shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and maintained in accordance with the approved timetable and maintenance proposal. Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5 of the submitted Bat Survey Report and the Preliminary Roost Assessment. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15, Core Strategy policies CP3[and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition CL7

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.

Date: 05//26

Signed: T Cuss