

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service		App No:	251376
Address:	14 Russley Green, Wokingham, Wokingham, RG40 3HT.		
Proposal:	Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch plus 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

I have read the Bat and GCN Scoping Survey (Crossman Associates ref L1147.009 Issue One (24 April 2025) and reviewed the plans and elevations.

I request more photographs, and clarification of what tools and equipment they have used during the external inspection of the roof, including the ridge tiles. I am surprised that Scoping Survey Appendix III states that the superseded 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines Edition 3 has been used. It is incorrect to state this out-of-date revision "*is the recognised industry standard guidance used by local planning authorities and other statutory consultees*". Section 6 also makes no reference to 2023 CIEEM UK Bat Mitigation Guidelines. The desktop study did not include either MAGIC ESPL licences, bat group or TVERC records, or local planning history. The relevance of the statement that "*the MAGIC website informed that there are no statutory sites within 4 km of the site designated for bats*" is unclear.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in England.

The Scoping Survey section 1.7 states “under this legislation the UK is obliged to fully consider bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application”. Subject to confirmation that roof was inspected with ladders and binoculars and consideration whether local bat roosts records for Russley Green, Wildcroft Drive or Finchampstead Road are relevant, there is likely to be no ecological objection to the development. In line with the NPPF, Local Plan policies CP3 and CP7 implementation in accordance with Bat and GCN Scoping Survey Section 4.0 should be secured by condition.

Conditions & Reasons (if required)

Date:	23/06/25	Signed:	T Cuss
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