

Date: 14 October 2025
Application: 252055



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology

Development Management &
Compliance

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Dear WBC Ecology,

Full Planning Approval Consultation

Application Number: 252055

Applicant: Mr and Mrs J Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478111, Northing - 180891

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252055.

The new details are as follows: **Amended plans were received on 13th October 2025 which amend the following:**

- **Re-design of proposed dwelling, including a reduction in massing.**
- **Alteration to application red-line, omitting the area of woodland to the north-west of the existing dwelling.**
- **Omission of reference to boat landing stage.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **28 October 2025**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Louise Aparo Ecology Officer	To (Case Officer):	Kieran Neumann
Service	WBC Ecology	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
Site Visit Made:	Yes/ 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

Document reviewed in support of this application;

- Preliminary Ecological Appraisal, Revision v1, 14th August 2025 Echological Ltd hereby known as PEA.
- Bat Survey Report, 30th May 2025 by Plan Ecology
- Arboricultural Report, reference: MW.2507.LWR.AIA, 8TH August 2025 by Mark Welby Consulting Arborists
- Planning Statement by Davis Planning Ltd
- Application for Planning Permission
- Design and Access Statement, ref: PHE/2662, August 2025 by Paul Edwards Architecture.

The PEA and Bat Survey Report divide the site into two sections: the Application Site, defined by the redline boundary, and the Extended Ownership, comprising the remaining grounds within the site's curtilage. While this distinction is logical, the PEA should also include the driveway, access road, and adjacent vegetation within the habitat plan, as the arboricultural plan indicates that vegetation removal is proposed in these areas.

Biodiversity Net Gain

This application is exempt from the Statutory BNG, as it qualifies as a 'self-build, meeting all criteria; consist of no more than 9 dwellings, on a site no larger than 0.5ha and consist exclusively of self-build dwellings.

As this is proposed development is exempts from Statutory Biodiversity Net Gain, it does not have to provide a 10% net gain of habitat and hedgerow units on site.

Protected Species

All other protected species referred to in the PEA are of no concern, except for Bats, [REDACTED], Reptiles and birds, all of which mitigation measures and conditions are discussed below.

Bats

The Bat Survey Report provide clear photographic evidence of the roosting potentially of the Application site and adheres to up-to-date guidelines. The Bat Survey Report indicates sufficient survey effort has been undertaken for the local planning authority to be able to consider the impact of the proposed development on bats.

The residential building was confirmed to have a Day Roost for two soprano pipistrelle bats in the space between the roof tiles and the soffit on the south-eastern corner of the house. I agree with the classification of the roost based on the evidence provided.

The Residential building is proposed to be demolished with the resultant destruction of a soprano bat roost. A derogation licence will be required from Natural England. I can recommend to the local planning authority that a licence is not unlikely to be granted by Natural England.

I recommend that a CEMP condition is applied to demonstrate that a licence has been obtained and show the mitigation and compensation requirements of the licence in conjunction with other relevant mitigation measures during construction. The CEMP should include the Bat Mitigation Plan details as outlined within the section 6 of the Bat Survey Report.

Given that the building contains a day roost and that the Bat Survey Report provides clear evidence that the application site—including the wider landholding not proposed for development—offers important commuting and foraging habitat for a range of bat species, as well as being adjacent to further suitable habitat, and noting the applicant's ecologist's proposal to install bat boxes as an enhancement measure, I recommend that a condition in accordance with British Standard 42020:2013 be attached to secure external lighting mitigation for light-sensitive species. This will ensure the retention of dark corridors that allow bats to commute safely to and from their roosts. The sensitive lighting plan should be in accordance with Bat Conservation Trust and ILP guidance.

[REDACTED]



Birds

The PEA notes that evidence of nesting birds have been recorded within the boat house of the application Site. Although the boat house is not be demolished, this is an indicator that nesting birds are present within the application site. The PEA recognises that the extended ownership of the site offers nesting bird opportunities on the contrary to the Application Site, the area of demolishment, is described as negligible for nesting birds, and no mitigation for birds has been prescribed.

However, according to the Arboricultural Report, six trees are to be removed, all of which have the potential to offer suitable nesting habitat. Wild birds and their nests are protected under the Wildlife and Countryside Act 1981 making it illegal to damage or destroy a wild birds nests while being used or built and cause any injury to the species.

As removal of trees has the potential to harm nesting birds, mitigation is required. Mitigation measures such as ensuring vegetation removal takes place outside of nesting bird season from March to September inclusive, although due to climate change, nesting periods can vary. Additionally, if works are to place within bird nesting season, an Ecological Clerk of Works will be required to assess the vegetation and check for nesting birds before vegetation removal. I recommend securing mitigation measures for birds with use of a planning condition, a CEMP: Biodiversity, the mitigation measures should be described in detail to ensure birds and their nests are not injured, align with national legislation.

Reptiles

The PEA indicates that the Extended Ownership of the site provides sub-optimal habitat for a range of reptiles, including grass snake and slow worms. Both slow worm and grass snake are a national and Wokingham species of priory importance. The Application Site is considered of negligible importance according to the application ecologist as the site itself includes modified grassland and hardstanding, of which I agree.

However, the application ecologist described the Extended Ownership land as sub-optimal, which I disagree with, the habitats provided on site such as the deciduous woodland and scrub margins, all of which are in close proximity to a Fen will make for optimal habitat for grass snakes and slow worms. As there is an increased likelihood for reptiles to be present across the site, although most likely within the extended ownership which is not be demolished, I believe a tool-box talk will need to be provided on site. As an EcOW is required for vegetation removal with regards to bird and bat mitigation, a toolbox talk can be provided at the same

time therefore should not be an inconvenience. Details of the toolbox talk should be secured as a part of the CEMP Condition.

Priority and Irreplaceable habitats

The deciduous woodland on site is a national and Wokingham priority habitat of principal importance. Construction of the proposed pool house could degrade this habitat through dust generation and deposition within the woodland. This issue was identified in the PEA, which recommended a Dust Strategy—a measure I support. The Dust Strategy should be secured through the CEMP condition and must take account of the River Thames along the western boundary and the adjacent fen. Fens are irreplaceable habitats protected under Section 41 of the NERC Act 2006 and the Irreplaceable Habitat Regulations 2024, which require developers to minimise adverse impacts. To comply with national legislation, the Dust Strategy must provide details of how run-off will be contained to avoid contaminating or degrading the river and habitat, if water is used for the dust strategy.

A sensitive lighting design has already been recommended for securing through a planning condition to protect bat commuting and foraging routes. The fen, deciduous woodland, and river should also be designated as a dark corridor to ensure these habitats—and the species that depend on them—are not adversely affected by the development.

Invasive species

Himalayan balsam has been identified on site. This species is listed under Schedule 9 of the Wildlife and Countryside Act 1981, making it an offence to cause its release or allow it to spread in the wild. Responsibility for its control lies with the landowner. Although the plants occur outside the demolition footprint, they remain within the extended ownership boundary and should therefore be removed as part of the development. I recommend securing the removal of this species through a CEMP condition, detailing the required eradication measures and procedures to prevent contamination or further spread. All works should be undertaken by a licensed contractor.

Biodiversity Enhancements

The ecologist's proposes for an installation of a Forticrete bat box, as shown in Appendix 7: Mitigation of the Bat Survey Plan. This is in addition to the 1FF Schwegler Bat Box or similar that is to be put onto a suitable tree within the site which is required for mitigation purposes for the soprano bat roost. The 1FF Schwegler and Forticrete Bat Box are to be inspected after construction and before occupancy to ensure the compensated bat roost is implemented correctly. I recommend securing the bat box enhancements with a Species Compensation and Enhancement condition to ensure the roost is correctly implemented and compensated for, in line with national legislation and Wokingham Core Strategy, policy CP7: Biodiversity.

In accordance with Wokingham Borough Development Plan, Policy TB23: Biodiversity and Development, paragraph a) the development should demonstrate provision of new opportunities and incorporation of new biodiversity features, of which this development will provide with the suggestion of implementing bat and

bird boxes to be installed within suitable trees of the extended ownership area. In addition to this, the Bat Survey Plan Appendix 8: Biodiversity enhancements list the integration of sparrow terraces, open nest boxes and bee bricks to be the into the dwellings on site. I recommend a further enhancement of insect hotels and creation of dead-wood piles within the deciduous woodland, as these enhancements will positively impact stag beetles, of which have been recorded within the vicinity of the site and are a specific invertebrate of principal importance according to the Wokingham Biodiversity Action Plan.

All biodiversity enhancements suggested within the PEA, Bat Survey Plan and recommended within this memo are to be secured via a Species Compensation and Enhancement Condition. This condition is to ensure biodiversity opportunities are increased by this development in line with Wokingham Borough Development Plan and Wokingham Biodiversity Action Plan.

Conditions & Reasons (if required)

Construction Environmental Management Plans (CEMP):

Condition: No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) Details of dust suppression strategy
- e) Details
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To ensure mitigation measures for protected and priority species are appropriate and secured by local plan policy CP7 and TB23.

Lighting design strategy for light-sensitive biodiversity – Condition

Prior to occupation, a “lighting design strategy for biodiversity” for buildings, features or areas to be lit 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 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. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: To policy compliance with national legalisation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017 and Wokingham Core Strategy, Policy CP7.

Species Compensation and Enhancement Condition

Condition: Prior to construction, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of permanent bat roosting feature(s) per dwelling and access points for hedgehog to gardens, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

Date:

Signed: