

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260014
Address:	Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT.		
Proposal:	Householder application for the proposed erection of a single storey side rear extension.		
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 Bio Diversity statement (David Salisbury), Great Crested Newt Statement (GS Ecology, ECO4012, February 2026) and Combined Heritage, Design and Access Statement (David Salisbury). I have also reviewed the submitted plans and elevations and site planning history including Bat Survey Report (Greenlink Ecology, Ref: 15_1178_Report_MF_PE-V2, 25 January 2016).

In the absence of the ecologist's report required under permission 153234 demonstrating that all the mitigation recommended in Bat survey Report has been provided, it is not possible to rule out cumulative impacts or indirect detrimental effects to bats. The applicant does not acknowledge that bats are present on the site, or provide a plan of bat roosts, and access gaps and potential roosting features. The negative impact of light pollution is not addressed, and no mitigation is proposed to maintain the favourable conservation status of bats or deliver enhancements.

Government Circular 06/05 states that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*. WBC Local Plan policy CP3 states planning permission will be granted for proposals that c) Have no detrimental impact upon important ecological, heritage landscape (including river valley) or geological features or water courses. d) Maintain or enhance the ability of the site to support fauna and flora including protected species.

According to policy CP7, development which may harm species of principle importance, whether directly or indirectly, will be only permitted if it has clearly demonstrated that the need for the proposals outweighs the need to safeguard the nature conservation importance. And mitigation measures can be put in place to prevent damaging impacts, or appropriate compensation measures can be put in place. The NPPF 2024 paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

For the above reasons the application should not be approved until a bat roost assessment has been submitted.

Summary

To demonstrate that the favourable conservation of bats will be maintained and bats and wildlife will not be negatively impacted, a bat report and mitigation strategy must be submitted prior to determination of the application

I am happy to provide comments on the impact of the proposals, controls to avoid and mitigate light pollution, and recommend planning conditions to secure enhancement for wildlife once a bat report has been submitted. I request the report required to demonstrate compliance with 153234 condition 12 is also submitted.

Conditions & Reasons (if required)

N/A. Awaiting a bat survey report.

Date:	18/02/26	Signed:	T Cuss
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