

MEMORANDUM

Ecology

To: Development Control **Date:** 28 August 2024
From: **Appn** **No.:** [REDACTED]
Location: [REDACTED]
Proposal: [REDACTED]
Type: Full
Consultation Received: 31 July 2024

Comments on application

The application site comprises one residential dwelling, with associated garden and scattered trees. The site lies adjacent to other properties and gardens, with hedge lined fields, areas of woodland and the River Thames lying further afield. The site and surrounding area have good potential to support foraging and commuting bats and there are several records of bats within 2km of the site. It is proposed to construct a first floor side/rear extension with associated works to the rear ground floor element and alter the fenestration of the existing building. It is understood that the proposed development is not going to affect any vegetation on site.

Following previous ecology comments (21/05/2024), three bat dusk emergence surveys (EctoEcology, July 2024) were conducted, the results of which are discussed below.

Bats

No bats were seen on-site or recorded emerging/re-entering the property. There was no significant level of foraging or commuting, and activity was overall assessed as being low, indicating a likely absence of roosting bats. As such, it is highly unlikely that roosting bats will be impacted following development, and no further surveys are required.

In the event that a bat or evidence thereof is discovered during or prior to works, development must cease and the advice of Natural England or a suitably qualified ecologist is sought.

The bat report has recommended that a lighting scheme is implemented to reduce potential adverse impacts on commuting bats, as artificial lighting can affect bat behaviour and flight paths. Likewise, in accordance with the NPPF and local policy NR2, it is recommended that at least one bat box is installed on a mature tree on-site, further information can be found within page 10 of the provided bat report.

Summary

There are no objections to this application on ecological grounds, it is recommended that the following conditions are considered.

Condition: Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on to the new extensions, shall be submitted to, and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming

that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF, local policy NR2 and the targets within the BAP.

Condition: No development above slab level shall commence until a report detailing the external lighting scheme, and how this will not adversely impact upon wildlife, has been submitted to and approved in writing by the LPA. The report (if external lighting is to be installed) shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally, areas identified as being of importance for commuting and foraging bats, and locations of bird and bat boxes.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 185 of the NPPF.