
MEMORANDUM

To: Michael Butler and PlanApps **Our Ref:** *

From: Fiohn Menpes Greenslade
(Ecologist) **Your Ref:** 23/02254/FUL

Extn: * **Date:** 15th April 2024

Demolition of The Rancher and the construction of 2no detached dwellings.

Location: The Rancher, Manor Farm Lane, Tidmarsh, Reading, RG8 8EX.

Summary - Sufficient Information Provided

We have reviewed the ecological information submitted in support of this planning application and advise that sufficient information has been provided. If planning permission is granted, we advise that a condition securing the implementation of ecological enhancements is attached.

Compliance with existing detailed biodiversity method statements, strategies, plans and schemes

All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal and Preliminary Roost Assessment (October 2023, Arbtech). As already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To ensure the adequate safeguarding of protected species in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

Lighting design strategy for light sensitive biodiversity

Prior to occupation, a "lighting design strategy for biodiversity" for the dwellings 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: Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

Ecological Enhancements

These shall be in accordance with the enhancements set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (October 2023, Arbtech). The approved details will be implemented and thereafter retained.

Reason: To enhance biodiversity in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.