



Woking Borough Council
12 November 2024
Planning Committee
Update

Item No.	App no. and site address:	Report Recommendation
6a	PLAN/2024/0319 Units 1 - 7 Genesis Business Park Sheerwater Woking Surrey GU21 5RW	GRANT planning permission subject to conditions

CONSULTEE RESPONSE – SURREY WILDLIFE TRUST

1no additional response has been received from Surrey Wildlife Trust (SWT) on 07.11.2024. This response is directly related to the additional Preliminary Bat Roost Assessment for Phase 2 dated October 2024 (Ref: RT-MME-181457).

SWT have responded to this additional information which assesses the buildings in Plot 3 (Phase 2) to have a low potential to support roosting bats. The report recommends (in Section 6) that, in line with best practice guidelines, for each building *“at least one survey (consisting of a dusk emergence survey) be undertaken during the peak season for emergence surveys (May to August) to determine the presence/absence of roosting bats within the buildings.”* The further emergence surveys for these buildings have not been undertaken.

However, British standard 42020:2013 Biodiversity – Code of Practice for Planning and development states *“The use of planning conditions to secure ecological surveys after planning permission has been granted should therefore only be applied in exceptional circumstances, such as the following:*

b) To inform the detailed ecological requirements for later phases of developments that might occur over a longer period and/or multiple phases.”

SWT go on to note that should the LPA be satisfied that this is a phased development then this appears to be in line with exceptional circumstance b) above. They recommend that surveys prior to commencement of Phase 2 should comprise an update preliminary bat roost assessment, presence / likely absence surveys and any mitigation strategy as

required in line with best practice. We note that an outline bat mitigation strategy has not been submitted and this is a limitation.

The application is set out as a phased development. It is considered, therefore, that a condition ensuring submission of an updated bat roost assessment, presence/likely absence surveys and mitigation strategy be attached to address the comments of SWT and the requirements of National and Local Policy.

PLANNING CONDITIONS

Following further discussion with the Applicant, an additional condition is recommended to address the requirements of SWT as well as Policy CS7 of the Core Strategy 2012, Section 15 of the NPPF and the BS 42020 2013 Biodiversity – Code of Practice for Planning and Development.

Recommended Additional Condition:

++ 12 months prior to the commencement of works on Phase 2 of the development, hereby approved, (including demolition, below ground works, groundworks or structural frame) a bat roost assessment and presence/likely absence surveys must be conducted on the buildings to be demolished to establish the presence or likely absence of bat roosts. The assessment results along with any mitigation required (with timetables for implementation of mitigation) must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development must thereafter occur only in accordance with the approved details and any mitigation required must also be implemented in accordance with the approved details and timescales specified therein.

Reason: To prevent bats being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and the National Planning Policy Framework (NPPF).