

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250544
Address:	63 High Street, Wargrave, Wokingham, RG10 8BU.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222150 dated 25.11.2022 as varied by application 242841. Condition 3 relates to materials, 4 to archaeological works, 5 to excavation works, 6 to construction method statement, 7 to drainage, 8 to landscaping scheme, 9 to protection of trees, 10 to biodiversity enhancements, 11 to lighting scheme.		
Type of Development:			
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**
- ☒ **Negotiate the amendments stated below;**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 3 Materials

Natural lime render with contrasting weatherboarding (Cedral in pewter colour

6 Construction Method Statement

The CMP includes no details of timing of installation and inspection of Tree Protection Fencing and temporary no dig Cellweb cellular confinement system. The Construction Layout Plan does not appear to be included in the submissions and should show the hoarding and tree protection fencing to ensure shrubs and trees which support habitat for birds and bats is protected and retained.

8 Landscaping

While I have no objection to the herbaceous perennials proposed, in order to support the landscaping scheme need to include proposals to compensate the shrubs removed and provide enhancements for foraging and commuting mammals and bird including bats and hedgehogs. Non-invasive species are recommended in condition 8 and Laurel hedging is not acceptable. I request that single species hedging should be substituted for a mixed native hedgerow and native and wildlife friendly shrubs

and woody species need to be included in the planting schedule. The landscaping scheme does not appear to include stock sizes, spacing or density and the planting drawing is not adequately clear.

10 Biodiversity Enhancements

Condition 10 requires that bird and bat boxes, tiles or bricks are integrated into the fabric of the new building. Currently no bird boxes on building or tubes or integral bat boxes are proposed. The enhancements are not in accordance with the Biodiversity Enhancements in Table 4 of Section 4 of the PRA (Arbtech, September 2022).

In order to recommend approval of 250544 either two Habibat Bat Boxes or Schwegler 1FR Bat Tubes must be proposed to be inserted into the fabric of the building during positioned 4-5m above ground level. In accordance with Table 4, two bird boxes must be proposed to either be installed either on retained buildings or mature trees. In addition, the applicant must propose integration of swift and sparrow boxes into the fabric of the building. The document does not state when bird and bat boxes are proposed to be erected or confirm that they will be permanently retained. To recommend discharge of condition 10 the location and orientation of the biodiversity enhancements proposed must be shown on a plan.

11 External Lighting

I support the use of warm white (<2700K) bulbs not more than 5W and the use of PIR triggered controls which are proposed to remain lit for no more than 60 seconds. I am concerned that the Outdoor Lighting Plan does not demonstrate that it is necessary to erect 4 wall lights on walls, fences or posts on the drive and car park at heights of 1.5m and 1.8m above ground level. I request that the lighting under the trees is amended and louvred bollard lighting at lower levels is considered. The Watts should be reduced to a lower levels where possible.

Conditions & Reasons (if required)

Awaiting revised landscaping and biodiversity enhancements and demonstration 5W lighting will minimize light pollution and disturbance to wildlife.

Date:	7/05/25	Signed:	T Cuss
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