

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                                       | <b>App No:</b> | 260623 |
| <b>Address:</b>             | 354 Barkham Road, Barkham, Wokingham, RG41 4DE.                                                                                                                                                                                                                   |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning approval 251539 dated 11.02.2026. Condition 3 relates to landscaping, 4 to foundation design, 5 to construction within the root protection area, 8 to external lighting. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | Yes                                                                                                                                                                                                                                                               |                |        |

## Summary Of Recommendations

- ☐ No comment  
☒ **No objection**  
☐ No objection subject to conditions (and reasons) **stated below**  
☐ Negotiate the amendments **stated below**; or  
☒ Request further information before determination as **stated below**  
☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

I have reviewed the submitted revised Design Summary Report P02 (DFL, 3 July 2026).

While I disagree with the detail of the distance of the PSER (GN08 Receptors) from the house, focus on vertical luminance and that the Site is in a E3 environmental zone, provided as stated in 7.3.4. all PIR sensors will be positioned to ensure they are only activated when vehicles /people in the vicinity of associated luminaires and will be *“positioned to prevent false triggering from the movement of people of vehicles **outside of the proposed development**”* I am happy to recommend discharge of condition 8. As proposed in paragraph 11.2.4. Gino 2 luminaires are proposed which will be specified with a 2700k (Warm White) LED. Each of the five external PIR must be set on a timer not more than 1 minute which will not be triggered by bats or birds.

I look forward to reviewing revised landscaping which retains and compensates the loss of the Highway hedgerow with trees wildlife corridor in due course.

## Conditions & Reasons (if required)

|              |          |                |        |
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| <b>Date:</b> | 07/07/26 | <b>Signed:</b> | T Cuss |
|--------------|----------|----------------|--------|