

MEMORANDUM

From:	Tiina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251983
Address:	Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham, RG41 5EZ.		
Proposal:	Full application for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

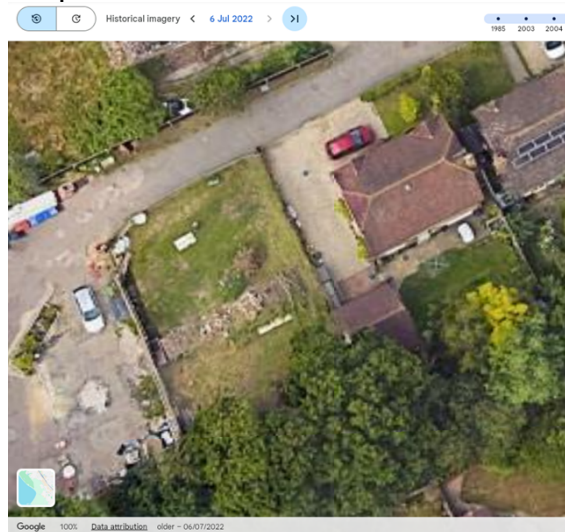
Summary Of Recommendations

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

Comments On Proposal

I have read the Preliminary Ecological Appraisal (Arbtech, 3 September 2025). I have also reviewed the plans and elevations submitted in support of the application and local protected species records and planning history.

The Preliminary Ecological Appraisal (PEA) does not include a degradation statement and has not considered site planning history and vegetation clearance of the site which have taken place.



The report provides only the Ecologist's preliminary view of the likelihood of protected species being present including reptiles, amphibian, hedgehogs, bats, and other mammals. No local biological records data search has been undertaken. The presence of and impact to notable and protected species cannot therefore be ruled out. According to the PEA a low impact lighting strategy will be adopted for the site during the post-development occupation phase to maintain areas as dark corridors.

There are no ecological objections to the development as proposed provided that all of the mitigation and enhancement recommendations and the proposed lighting scheme are secured by planning condition.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations precautionary working methods for protection of amphibians, reptiles, birds, mammals, riparian animals, as well as artificial refugia, tree, scrub and riparian habitats given in the submitted Preliminary Ecological Appraisal (Arbtech, September 2025). The enhancements for birds shall implemented as suggested.

Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning. Prior to commencement of development, a lighting design strategy for biodiversity for designed in accordance with best practice including in accordance with [Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23](#) 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, amphibians, birds and invertebrates 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.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	11/11/2025	Signed:	T Cuss
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