

MEMORANDUM

From:	(Name) (Job title)
Service	WBC Ecology
App No:	260662
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.
Proposal:	Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation method statement.
Type of Development:	
Site Visit Made:	Yes/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 reviewed the revised Landscape and Ecological Management Plan Rev A (Landscape Perspective, 20 July 2026), Biodiversity Enhancements, Bat Lighting Plan and Reptile Method Statement Biodiversity Management Plan (Plan Ecology, August 2026), Construction Method Statement, Construction Management Plan (Harding Rose, August 2026), and revised Boundary Treatment Plan.

I have no objection to discharge of conditions 5, 6, 22, 24, 25 and 26. Please make the applicant aware that development may not commence until a Biodiversity Gain Plan has been submitted with the updated Metric I have agreed is now consistent with the planting plan.

Condition 23

The Ecologist make no reference to [Bats and Artificial Lighting at Night Guidance Note GN 08 / 23](#). In order to approve the lighting design details of the external lighting proposed including controls and technical specification and contour plans

must be provided. There is no plan of proposed bollard lighting. The lighting design therefore appears only to repeat outdate 2018 guidance and not to provide development-specific lighting proposals to satisfy the planning condition and demonstrate wildlife including bats will not be negatively impacted and dark corridors will be retained. I have no objection to discharge of conditions 25 and 26, but I request that Condition 23 must not discharged and the lighting strategy recommended by Plan Ecology in the BES is not approved.

Condition 10

The Arboricultural Impact Assessment has not been updated or amended to be consistent with the Planting Plan, Boundary Treatments, the LEMP and CMS, and location of site welfare and storage and the retention of the western north-south hedgerow or the details of the impact of construction of the outfall into the southern ditch. Tree protection fencing and any ground protection necessary must be installed and tree removal and works complete prior to site set-up and widening of the access track. No ivy removal should be undertaken without the supervision and approval of the Project Ecologist and be consistent with the BES and LEMP. The Project Arboriculturist should consider a joint pre-commencement meeting with the Ecological Clerk of Works/Project Ecologist. Copies of all site meeting records should be submitted to the LPA.

Summary

The agent has failed to submit a Biodiversity Gain Plan and the lighting strategy does not include a contour drawing. Condition 23 should not be approved and in order to commence development the agree updated metric and a BGP must be submitted and approved by the LPA.

Conditions & Reasons (if required)

Awaiting submission of a Biodiversity Gain Plan prior to commencement of development and provision of a contour lighting drawing demonstrating dark corridors will be protected and providing details of the lighting bollards and controls proposed.

Tree protection should be phased in accordance with the revised CMP and CEMP prior to site set-up and installation of services or groundworks.

Date:	09/09/26	Signed:	T Cuss
--------------	----------	----------------	--------