

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260214
Address:	Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251318 dated 08/09/2025. Condition 3. External Materials. 5. Landscaping. 6. Drainage. 7. External Lighting.		
Type of Development:			
Site Visit Made:	No		

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

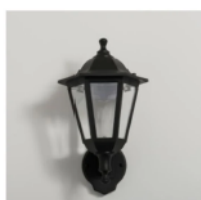
I have reviewed the Lighting Design Strategy for Biodiversity (Ark Lighting, 12/03/2026) Dark Sky A & B specification (WE ARE LIGHT) and the revised Lighting Plan (Oakwrights, Ref 2748-HAR-20 Rev B, 18/03/2026).

Neither the Lighting Plan, Lighting Design Strategy, Landscaping Plan, nor the elevations approved by the LPA include details of the location of the bird boxes and bat boxes proposed by Dr Fielding in the Bat Emergence and Re-Entry Surveys (BERS) Arbtech, June 2024). Nor do these plans and reports or the elevations approved by the LPA show the proposed elevation and location of the integral bat tubes/boxes that must built into wall/s of the house, the location of the ridge access tile or additional Woodcrete boxes secured by condition 4. It is not possible to assess the deterrent or obstruction impacts the light pollution would have or whether commuting routes will be impacted without information where sensitive replacement roosting features will be.

In order to recommend approving a lighting design strategy and discharge of conditions 7 and 5 the location of all proposed bat boxes/tubes and access points must be provided to show where the features and areas that are sensitive for bats and access routes to the enhancements.

The Engineer does not confirm the lux levels shown on the Lighting Plan 2748-HAR-20 Rev B and Lighting Strategy plans contours and levels are not calculated at ground level. The impact to birds and bats foraging along the hedgerow this therefore not taken into account in Dr Fielding's advice. I am concerned the calculations of the lux level hedgerow wildlife corridor buffers is therefore inaccurate. I will be happy to provide further comments when the contours and lux levels of the areas between the buffers and the luminaires are shown on revised plans.

While I have no objection to one luminaire on the northwest elevation, I must disagree with the claim and generalisation "*bats are hibernating in the winter months and not commuting long the hedgerows*". The emergence survey stated the new development would not involve significant changes in lighting and the Bat Mitigation Class Licence would include avoid the use of unnecessary lighting or the illumination of newly created roosts or roost features. In order to recommend discharging condition 7 luminaires 2, 3, 8, and 10 must substituted by Dark Sky B PIR lights or more appropriate flat glass wall downlight. The Lighting Design Strategy does not justify or demonstrate why luminaires 5, 11, 4, and 7 are needed. 11 and 12 overlap, two porch lights aren't necessary and the lighting from luminaire 5 extend beyond where there a path or requirement for lit access route. Subject to the detail of where bat tubes are proposed, further luminaires (e.g. on the southeast elevation may need to be omitted to prevent illumination of access routes). Operating lighting on the northeast, southeast and southwest elevations throughout hours of darkness is contrary to guidance, has not been justified and has negative impacts on amenity, wildlife and the environment contrary to the NPPF and all best practice. I must therefore object to the use of only one PIR and no other control timing/hours of lighting.



Dark Sky B, 3000K, 8w - Ze

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⑧ ⑨ ⑩ ⑪ ⑫



Dark Sky B **PIR**, 3000K, 8w

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Conditions & Reasons (if required)

Awaiting details of proposed integral bat tubes and bird and bat boxes and an amended Lighting Plan and Lighting Design Strategy for Biodiversity.

Date:	24/03/26	Signed:	T Cuss
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