

# 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**

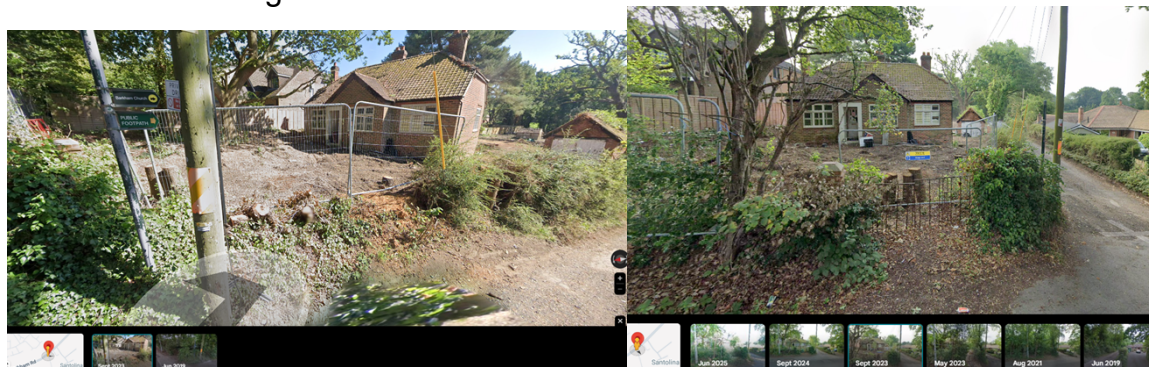
## Comments On Proposal

I have reviewed the submitted revised Landscaping Plan (Architectural Services, Dwg 251532/09A, April 2026), External Lighting Plan (Dwg 251532/10, March 2026), Avalon Wallpack LED specification (Dextra Lighting) and reviewed local planning history.

The approved Block Plan 251532/02/B shows the width of the off-site PROW track unaffected and Landscape Plan 2561532/09A proposes construction of a shingle driveway which doesn't include the off-site hedgerow. Condition 3 requires that existing trees or shrubs to be retained should be shown on the Landscaping Plan, but the tree stumps and hedge H3 are not shown on Dwg 561532/09A. In the absence of details of proposed boundary treatments, the Architect does not demonstrate that the full existing hedge and trees will be retained and that the hedgerow and tree loss will be compensated. Tree Protection Plan SJA TPP 25088-41a appears inaccurate and includes the Footpath verge, suggests Tree Protection Fence would be erected off site obstructing the PROW rather than protecting the Highway hedge H3 which should be retained.

In order to recommend discharge of the landscaping condition 3 the Highway hedge with trees on the southern boundary of the site should be reinstated. Hedgerow transplants and light standard trees should be added to the landscaping plan to

recreate the wildlife and bat foraging corridor along Footpath WOK133. I request Dwg 09A is revised to show retained trees, post and rail boundary treatment, narrowed driveway with timber edge, as well as retention, gapping-up and replanting of PROW hedgerow with trees with native species of broadleaved hedgerow whips and feathered or light standard trees.



External Lighting Plan 251532/10 does not include contour plans and no details of which Avalon Wall Pack is proposed. The inset states “All External light fittings to have sensors fitted for light levels and time period activations”. Avalon Wallpack lights are not flat glass downlighters and reeded curved diffuser are specified but no plans are provided to show the lightspill, particularly on boundary vegetation, foraging corridors and the impact on the bat roost recorded in the house to the north. The Architect has not taken account of the bat roost recorded to the north, the proximity to the Oak T5 and the need to retain dark corridors for bats and wildlife. The plan does not demonstrate that a second wall light installed as a downlight is necessary for health and safety. I request that the light on the east of the front door is omitted unless contour plans are provided to demonstrate this would not impact the dark corridor and foraging in the Oak canopy. I request that the light proposed on the east side elevation is reconsidered

The Product Specification and Lighting Plan make no reference to PIR controls. The submitted Product Specification and plan don't specify which Avalon Wallpack luminaires are proposed, and what the impact of using a clear or curved diffuser would have on lighting contours and the spill on to vegetation. In the absence of further details and proposals for PIR controls this does not clearly demonstrate that dark corridors for bats would be protected and could inappropriately suggest that external lighting would not be illuminated from dusk until dawn.

In order to recommend approval of an External Lighting Plan and discharge of condition 8, the details of which Avalon Wallpack LED is proposed must be provided. These must include confirmation that warm light bulbs will be specified, and details of the controls such as PIR set on a timer not more than 1 minute which would not be triggered by bats or birds, and omission of the light on the east of the front elevation should be shown on the revised drawing.

#### Conditions & Reasons (if required)

|              |          |                |        |
|--------------|----------|----------------|--------|
| <b>Date:</b> | 20/04/26 | <b>Signed:</b> | T Cuss |
|--------------|----------|----------------|--------|