

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			
☒ Request further information before determination as stated below			
☐ Objection due to the reason(s) stated below			
Comments On Proposal			
Subject to my previous formal and informal comments I am happy to recommend Lighting Plan (Oakwrights Dwg 2748 – HAR- 20 Rev D, 20 April 2026 is approved. Provided the timers of PIR-controlled Dark Sky B PIR with Timers, 8w 3000K Warm white luminaires are set at 1 minute and the lighting is installed and thereafter permanently maintained in accordance with manufacturer's guidance and no additional external lighting is installed without LPA approval condition 7 can be discharged. I recommend Conditions 3, 6 and 7 can be approved. Dwg 2748 – HAR- 21 has not been updated to show the addition or the northern path and condition 5 should not currently be discharged. I note no hedging or native trees are proposed at all. The loss of mitigation planting should be compensated, and I request further consideration is given to the provision of climbing shrubs, native and wildlife-friendly shrubs and perennials to compensate for the habitat removed to facilitate the development including the garage, outbuildings and access to the solar farm in line with policy.			
Conditions & Reasons (if required)			
Revision of the landscaping plan Dwg 2748 – HAR- 21. Implementation of the lighting scheme as approved, and maintenance as long at the dwelling is occupied in accordance with manufacturer's specification.			
Date:	22/04/26	Signed:	T Cuss

