

Joanna Carter

From: Joanna Carter
Sent: 19 January 2026 11:39
To: Brigid Taylor
Cc: Duncan Fisher; Brian Conlon
Subject: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - Ecology & BNG

Good morning Brigid,

Further to our meeting today, please find below main points discussed and actions agreed:

- Brigid to confirm who will be preparing updated BNG – awaiting instruction from Dandara
- Appellant's Arb PoE identifies additional loss of trees – these to be factored into BNG
- BNG Baseline needs to account for individual medium-sized trees being removed, in addition to the hedgerow with trees classification.
- Specific trees identified for inclusion in the baseline as individual medium-sized trees were T33 and T35. Other trees listed (T15-19, T27-32) were deemed too small to be recorded individually in the BNG. The size of G32 (Hazel, 500mm DBH) was questioned and will be checked for accuracy.
- BNG spreadsheet only had the A1 tab completed. It requires the B1 (hedgerow details) and C1 (watercourse details) tabs to be fully completed to cover all three categories.
- off-site BNG works, which are Section 278 works beyond the red line boundary, are not to be captured within this project's BNG baseline.
- Tree Survey potentially missing vegetation/trees along the Church Lane, specifically north of T38 and T40, although this might have already been captured in BNG baseline – Brigid to check if vegetation missing from TS.
- More detailed information regarding Sam Watson's roadside visit concerning bat impacts is required. This includes:
 - o The extent of the area surveyed.
 - o The plans consulted during the assessment.
 - o Identification of specific dark corridors important for commuting and foraging bats.
 - o A clear thought process demonstrating consideration of the mitigation hierarchy, rather than a direct leap to using lighting for professionals guidance without assessing avoidance.
- Mark Rose (CSA) will be dealing with bats issue and provide a written response. Appellant should note that original bat surveys identified light-sensitive species within the wider area, and the extended road lighting could pose a risk to these species in areas potentially more sensitive than the development site itself
- BOB ICB made representations to PINS and this was distributed by Inspectorate. Upon review, this request would likely be Reg 122 compliant and will be listed in HoT Joanna will forward.
- FRA distributed to EA and LLFA last Friday, comments are awaited. LLFA engaged as updated FRA submitted and will need to be reviewed before further comments made. Culvert impacts are within the EA remit and not LLFA
- Mark Rose may reach out to Duncan Fisher directly. Brigid and Joanna to be copied into any correspondence.

Please can you advise if you agree these broadly reflect our discussion this morning?

Kind Regards,

Joanna

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