

Joanna Carter

From: Joanna Carter
Sent: 22 January 2026 13:45
To: Brigid Taylor
Cc: Duncan Fisher; Brian Conlon
Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - Ecology & BNG

Brigid,

Thank you for taking my call. I understand the BNG information may be with us on Monday and your arboriculturist is undertaking a s/v tomorrow to provide information on trees in the north/west corner of the site.

I understand the ecological assessment of impacts of s278 works is unlikely to be with us next week and we may need to include impact on protected species as a matter in dispute in the ecology SoCG, to be updated as/when further information is submitted and assessed.

Kind regards,
Joanna

From: Brigid Taylor <b.taylor@woolfbond.co.uk>
Sent: 22 January 2026 09:42
To: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Cc: Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Brian Conlon <Brian.Conlon@wokingham.gov.uk>
Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - Ecology & BNG

WARNING!

For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Joanna

Further to below, I confirm your summary accurately records our discussion. I also confirm that Sam Watson will be preparing the updated BNG metric and the appellant's arboriculturist is reviewing the position vis-à-vis the specific trees mentioned so that this can be factored into the BNG update.

Kind regards
Brigid

Brigid Taylor MRTPI MIENVS PISEP
Associate Director
Woolf Bond Planning Ltd.
The Mitfords
Basingstoke Road
Three Mile Cross
RG7 1AT
Tel: 01189 884923
Mobile: 07551 365 585

www.woolfbond.co.uk



From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 19 January 2026 11:39
To: Brigid Taylor <b.taylor@woolfbond.co.uk>
Cc: Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Brian Conlon <Brian.Conlon@wokingham.gov.uk>
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

Joanna Carter LLB LLM MA MRTPI

Principal Planning Officer

Development Management and Compliance

Planning, Economy and Culture

Wokingham Borough Council

Email: Joanna.Carter@wokingham.gov.uk

Telephone: 01182378670 **Mobile:** 0771 406 9 407

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.

You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee).

If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited. If you received this message in error please return it to the originator and confirm that you have deleted all copies of it.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

IMPORTANT: This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient please contact the sender and delete this e-mail from your system.

Cybercrime Alert: Please be aware that we will not notify you of any changes to important information, such as and specifically bank account details, by email. If you receive any email suggesting there has been such a change, please talk to us by telephone as soon as you can.