

# MEMORANDUM

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| <b>From:</b>                | Louise Aparo<br>Ecology Officer                                                                                                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                                                          | <b>App No:</b> | 260870 |
| <b>Address:</b>             | 171 Evendons Lane, Wokingham, RG41 4EH.                                                                                                                                                                                                                                              |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | Yes/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

### Condition 5 - Lighting

Following Ecology comments dated 28 May 2026, a revised Lighting Design Strategy has been submitted by Betton Consulting as an External Lighting and Electrical Services Layout Plan (Revision P03, March 2026). The revised plan now includes lighting direction and lux contours across both the developed areas and ecological corridors.

The updated information demonstrates that the retained tree with a confirmed bat roost remains within a dark corridor, while the eastern hedgerow is largely exposed to approximately 2 lux. This low lighting level is unlikely to adversely affect foraging by light-tolerant species such as common pipistrelles.

However, concerns remain regarding the proposed lighting design. As previously noted, the scheme continues to utilise bollard lighting, which is generally discouraged in ecologically sensitive areas due to increased light scatter at ground level. In addition, whilst luminaires are shown to be downward-facing, no details have been provided regarding shields or other measures to restrict light spill.

The eastern hedgerow corridor, particularly where it connects with the entrance and following on-site woodland, appears to be constrained by elevated lighting levels at the site entrance. Bat surveys recorded common pipistrelle and brown long-eared bats commuting and foraging through the site, along with more light-sensitive species including noctule, serotine and Myotis species. As these species can be affected by lighting levels above 5 lux, it is recommended that lighting at the entrance is reduced, where practicable, to a maximum of 5 lux and incorporates directional luminaires with shielding to minimise spill into adjacent habitats.

The seating area adjacent to the SuDS basin also continues to be lit by bollards. If bollard lighting is to be retained, a dark-sky approved specification should be used to minimise horizontal light spill and remain consistent with Bat Conservation Trust Guidance Note 08/23.

Finally, the strategy does not clearly indicate whether lighting is proposed within the wider open space surrounding the SuDS basin. Confirmation is required that this area will remain unlit and function as a dark corridor. Should lighting be proposed, it must be included within the lighting strategy and supported by corresponding lux contours to enable a full ecological assessment.

### **Condition 33 SUDS Maintenance and Exceedance Routing flow**

Following previous ecological comments, the SuDs management and maintenance strategy has been revised to reflect sensitive timing of species to reduce risk to hibernating species. This condition can now be discharged.

#### **Conditions & Reasons (if required)**

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| <b>Date:</b> | 17.07.26 | <b>Signed:</b> | L.Aparo |
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