
MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261122
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Submission of details to comply with the following condition of planning consent 252055 dated 12/12/2025. Condition 3 and 7 refers to materials and external lighting.		
Type of Development:			
Site Visit Made:	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 7 External Lighting

A Lighting Strategy, Isoline Plan, and Vertical Illuminance Plan prepared by DFL-UK (dated 5th March 2026) have been provided in support of this condition. The submitted information demonstrates that lux levels across the site boundaries are generally low, particularly within ecologically sensitive areas such as the eastern lowland deciduous woodland adjacent to the proposed swimming pool. Furthermore, no lighting is proposed at the southern end of the site, which further minimises potential impacts.

While there are some areas of higher lux levels, notably along the north-eastern boundary adjacent to the driveway, it is acknowledged that the driveway lighting is inward-facing and designed in accordance with dark skies principles. All lighting proposed across the site is specified at 2700K and is downward-facing and/or directed towards the house.

Overall, the lighting strategy includes sufficient detail to demonstrate that the proposed scheme will not adversely affect bat foraging or commuting corridors. The approach to lighting design is consistent with Bat Conservation Trust guidance, and therefore Condition 7 can be discharged.

Conditions & Reasons (if required)			
N/A			
Date:	02/06/26	Signed:	L.Aparo