

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260870
Address:	171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	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.		
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 5 Lighting

A lighting design strategy has been submitted by Betton Consulting as an External Lighting and Electrical Services Layout Plan. However, further information is required. The plan indicates the lighting only for the built environment and not for the ecological corridors, i.e. average lux of the ecological corridors due to light spill.

Additionally, the plan does not indicate kelvins, which is required to understand if the lighting will impact the commuting and foraging function of the ecological corridors on site. There decision notice of Condition 5 states “...*lighting strategies including details of lighting for all principle highways, cycleways, footpaths, public areas, any non-residential buildings and must make provision for any protected species on site*”. There is standard guidance on lighting for protected species [‘Bats and Artificial Lighting at Night’ ILP Guidance Note update released - News - Bat Conservation Trust](#). The lighting scheme will need to follow this guidance to discharge the condition and make provisions for protected species on site.

The site has a confirmed a roost on site, biodiversity enhancments to be implemented on site as compensation, is adjacent to a known bat roost and records of bats commuting and foraging on site. The current lux levels proposed are above

the threshold required to not cause significant harm to protected species. Therefore, it is reasonable and proportionate for the lighting strategy to take protected species into account and follow the guidance.

In addition, further information required to show direction of lighting. I recommend the lighting strategy to consider that car park is in close proximity to a known bat roost which has been retained and is required to be in a dark corridor.

The plan does indicate the types of lighting proposed, which includes the use of the bollards. Bollard lighting is strongly discouraged, especially in the western section of the site and entrance due to its upward illumination and light scatter, especially so close to ecological features such as the SuDS basin and the retained tree line.

Summary for next steps

- Revise lighting to align with the Bats and Artificial Lighting At Night Guidance Note 08/23, the standard guidance for artificial lighting and protected species.
- Change the use of bollard lighting
- Show direction of lighting
- Indicate Kelvins
- Show lux levels of all features on site, for example vegetation and not just the developed land.
- Indicate isolines

Condition 33 SUDS Maintenance and Exceedance Routing flow

I have reviewed the Sustainable Drainage (SuDS) Report prepared by ArcEngineers. As the proposed SuDS basin is to be incorporated as a biodiversity feature and is likely to be colonised by amphibian species, the SuDS Management and Maintenance Strategy should take into account priority species utilising this habitat.

In particular, page 7 of 15 of the SuDS Management and Maintenance Strategy should include details on the frequency and timing of maintenance activities. These should reflect ecological sensitivities, for example specifying that removal of silt build-up is undertaken during winter months, outside the breeding season of species such as great crested newts (a European Protected Species) and common toads (a priority species).

This is my only comment on Condition 33 and once amended to reflect sensitive timings would be acceptable for discharge.

Conditions & Reasons (if required)

Date:	28.05.26	Signed:	L.Aparo
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