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Our Ref: WIE12723-101-180911-JS-LR

Date: 11 September 2018

Steven Roberts
Savills
Ground Floor
Hawker House
5-6 Napier Road
Reading
RG1 8BW

Dear Steven,

RE: Worton Grange – Ecology Services: Information to support the discharge of planning condition 68 for Nissan Car Show Room, Reading Gateway

Waterman Infrastructure & Environment Ltd was commissioned by Kier Reading LLP to provide ecological information to support the discharge of a planning condition associated with the permitted commercial development at Worton Grange, Imperial way, Reading (hereafter referred to as “the Site”).

The Site was granted planning permission (Planning Application Number: 151944) on 14th April 2016 by Reading Borough Council (RBC).

A number of conditions were attached to the above planning permission and this report specifically relates to condition 68 which states:

“Prior to commencement of the relevant part within the Detailed Element, a report detailing the external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the local planning authority.

The report shall include the following figures and appendices:

- *A layout plan with beam orientation*
- *A schedule of equipment*
- *Measures to avoid glare*
- *An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.*

The approved lighting plan shall thereafter be implemented as agreed. Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Core Strategy Policy CS36”.

The aim of this letter is to provide information to support the discharge of the ecological aspects of planning condition 68, i.e. that the implemented lighting strategy will not adversely affect wildlife on Site.

After having reviewed the current lighting strategy proposed for the Development, specifically the External Lighting Design Report completed by JDP Ltd (Report ref: JU10-EXTLIGHTREP-ISS11), we can confirm that the proposed lighting strategy will not adversely affect wildlife on Site. Notably, this is due to the following reasons:

- The lighting strategy comprises LED luminaires within car parks and public areas which have no upward lighting components or upward light output in order to limit disruption to foraging and commuting bats;

- The lighting strategy does not include lighting components that have a colour temperature that exceeds 4200 kelvins in order to limit disruption to invertebrates and thus foraging bat behaviour; and
- Consideration has been given to limit the amount of light spillage onto areas of soft landscaping included within the development in order to limit disruption to nocturnal species utilizing the site.

As such, the information provided in this report is considered sufficient to satisfy the ecological aspects of condition 68 of the Development's planning permission.

Yours sincerely,



Jonathan Stuttard
Consultant Ecologist
For and On Behalf of Waterman Infrastructure & Environment Ltd