

2nd June 2026

Planning Department
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Your Ref:

Our Ref: DEV/703/LPA/OUT/RM/02

To whom it may concern,

Land at Bridge Farm, Twyford – Planning Approval Notice Ref. 212720

Please find enclosed our application for the discharge of the following conditions:

Outline Planning (Condition 13) – Light Sensitive Species

In support of our application to discharge the above conditions, please find enclosed:

- WLC1233-1300-001-R2
- WLC1233-1300-002-R2
- WLC1233-LC-AC-001_R1_Area_Calculations
- WLC1233-LSR-001_R1_Lighting_Strategy_Report_Combined
- Bridge Farm, Twyford Ecological Permeability Report v4 RJ 190325_bound

The submitted Lighting Strategy (WLC, March 2025) and Ecology Permeability Report (Nicholsons, March 2025), both included as part of the Reserved Matters application, set out the proposed approach in detail and provide the supporting rationale and justification.

Specifically, Sections 4.3 and 4.4 – 4.6 of the Nicholsons Ecology report address the mitigation measures in full.

It is noted that no comments were received at the Reserved Matters stage in relation to these elements. As such, the approved layout, strategies, and construction approach have been developed with these principles embedded. Notwithstanding this it is important to highlight that the western river corridor remains unaffected and unlit, preserving a dark corridor, and the eastern site boundary is similarly maintained.

This condition was originally submitted on 4 February (ref. 260271); however, further clarification has been requested to demonstrate alignment with the previously approved Ecological Permeability Report submitted at Reserved Matters stage.

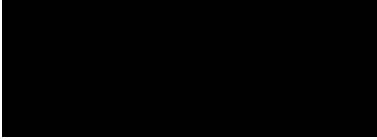
Outline Planning (Condition 20) – Tree Protection

In support of our application to discharge the above conditions, please find enclosed information:

- BHA_6069_AIA_Bridge Farm_Twyford_RH_Sept 25_REV B

Yours sincerely

for and on behalf of Croudace Homes Ltd



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