

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252494
Address:	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232560 dated 14.03.2024. Condition 22 relates to 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

The applicant has submitted the following documents to support the discharge of External Lighting Condition:

- Lighting Design Report, Specification Book by UK Lighting Design. Hereby known as Specification Book.
- Proposed External Lighting Layout, Revision D, 15/09/2025 by ION Consulting.
- External Lighting Layout – Isolines, Rev 1, 28/09/25 by UK Lighting Design
- Phase 1 – External Lighting Scheme, October 2025 by 4Woods Ecology. Hereby known as the Lighting Report.

It is understood that the submitted lighting scheme relates to Phase 1 of the development in accordance with Condition 22 (External Lighting).

The Isolines lighting layout demonstrates that the dark zone along the woodland edge is maintained, successfully avoiding illumination of key habitats. The Isolines Layout also confirms that bird boxes (House Sparrow Terraces), required under *Condition 20 (Species-Specific Enhancements)*, are located within low-lux areas (0–0.5 lux), suitable for nesting species. However, the western gables, of which the installed bat boxes are to be positioned, appear to be a high lux level area, which would prevent the boxes providing roosting opportunities. The Isolines Lighting Plan will require altering to ensure that biodiversity enhancements are useable for the

designated species, i.e. to be in dark zones. If lighting is to be required there, it should be justified as to why and how it will be mitigated to ensure the bat boxes are not impacted by artificial light.

The majority of proposed lights are Mayfair 20W LED wall lights, which—if specified at 2700 K—comply with Bat Conservation Trust guidance. All proposed luminaires are downward-facing, and although some fittings have both up- and down-light options, the lighting report specifies that only downward directional lighting will be installed.

Of the eight lighting types proposed, only three have a colour temperature of ≤ 2700 K, which aligns with Bat Conservation Trust ILP guidance note. Most fittings are specified at 3000 K, which remains acceptable since dark zones (<1 lux) are retained along habitat edges. However, several luminaires — Aviator HO (4500 K), Ledscape Gaza Wall (4000 K), and Lixus Street (3000/4000 K) — exceed the recommended colour temperature. To align with best practice and further reduce ecological impacts on foraging and roosting bats, these fittings should be replaced or specified at 2700 K or lower.

There is some discrepancy between the External Lighting Layout and the Specification Book. The DWG references in the External Lighting Layout include fittings (EX1, EX11, EX2, EX7) that are not mentioned in the Spec Book. Additionally, the Spec Book's quantities do not match the Lighting Layout—for example, EX3 is listed once in the Spec Book but appears twice on the plan. It is therefore recommended that the Lighting Plan and Spec Book be revised to ensure consistency.

The Lighting Report states that lights will operate on timers or PIR sensors where appropriate and will not remain on all night when not required. However, the Spec Book lists all fittings as switched control, and the Lighting Report does not specify timings to restrict nighttime operation. The presence of photocells indicates that lighting may be on from dusk to dawn without PIR control. To adhere to Bat Conservation ILP best practice, the report should clarify which lights are PIR-controlled, how timing restrictions will be implemented, and confirm that lighting will not remain on throughout the night.

Additionally, the Lighting Report specifies the choice of lighting to prevent upward spill but there are no details about the use of shields to prevent light spill onto vegetation. I recommend including lighting shields and/or cowls and providing details as to which lights will be fitted with these attachments.

To summarise, the lighting plan shows good ecological consideration, maintaining dark corridors and avoiding light spill into sensitive habitats. However, to fully comply with Condition 22 and Bat Conservation/ILP guidelines, the following actions are recommended:

- Replace Aviator HO and Ledscape Gaza Wall fittings with ≤ 2700 K alternatives, and confirm Lixus Street lighting will operate at 3000 K, not 4000 K.
- Revise the Lighting Plan and Spec Book to ensure uniformity between the two.

- Provide clear details on lighting controls, including timing restrictions and PIR sensor locations and total curfew.
- Revise lighting on western gable to ensure bat boxes are not impacted by lighting.
- Include details of light shields to prevent light spill into vegetation, especially in close proximity to woodland edge.

Conditions & Reasons (if required)			
N/A			
Date:	03/11/25	Signed:	Louise Aparo