Stonebond.

Stonebond Properties (Guildford) Ltd
1 Bishops Wharf, Walnut Tree Close,
Guildford, Surrey, GU1 4UP
t: 01483 904269

2nd November 2026

Dear Sir or Madam,

Longwater Road, Finchampstead

Condition 18 – Lighting for Light Sensitive Species

This letter is submitted in support of the discharge of Condition 18 relating to Lighting for Light Sensitive Species.

The Ecological Appraisal and Biodiversity Net Gain Assessment identifies the southern woodland edge as an important bat commuting and foraging corridor and recommends the provision of a wildlife-sensitive lighting scheme to minimise light spill and maintain a dark corridor along this boundary. The site also contains a retained badger sett and associated protection buffer within the south-eastern area of the site.

The submitted lighting design has been prepared in accordance with these recommendations. The proposed lighting is limited to the internal road network and pedestrian routes, with no direct illumination of the retained woodland edge, badger sett or associated ecological habitats. The scheme utilises D.W. Windsor Kirium Pro S1 3000K LED luminaires, providing a warm white light source suitable for environmentally sensitive locations.

The submitted lighting layout and report demonstrate that light spill is contained within the developed areas of the site and that low light levels are maintained adjacent to the southern woodland corridor and the retained badger sett buffer. No lighting columns are proposed within the badger protection area and the lighting arrangement has been designed to minimise disturbance to bats, badgers and other nocturnal wildlife.

Accordingly, the submitted strategy identifies the southern woodland edge and the retained badger sett and buffer area as ecologically sensitive features and demonstrates that the proposed lighting arrangement has been designed to minimise impacts on protected species and maintain suitable habitat connectivity across the site.

It is therefore considered that the submitted lighting strategy satisfies the requirements of the condition and appropriately protects the identified bat corridor, badger sett and associated habitats.

Yours sincerely,



Aarun Sharma

Technical Coordinator, Stonebond