

Date: 1 April 2025
Application: 250816



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Environmental Health,

Discharge of condition Consultation

Application Number: 250816

Applicant: C/O Agent

Site Address: Arborfield Garrison, & Adjoining Land, Arborfield, Reading

Parish: Finchampstead

Grid Reference: Easting - 477040.9, Northing - 163766.3

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 84 relates to facility design and condition 85 to flood lighting.

Case Officer: Adriana González

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250816. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection officer		
Service	SDL Environmental Health	App No:	250816
Address:	Arborfield Garrison, & Adjoining Land, Arborfield, Reading.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 84 relates to facility design and condition 85 to flood lighting.		
Type of Development:			
Site Visit Made:	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

On review of the site, I can see there are no residential properties immediately adjacent to the proposed floodlit tennis court area, residential is to the south and east. The location appears ideal for a floodlit tennis courts.

The lighting schematic provided by Luminance Pro shows negligible overspill from the tennis court area, inevitably when introducing floodlights, they are visible as an area is newly lit, but if installed professionally according to a good design, floodlights can be relatively unobtrusive to nearby properties. This schematic has utilised multiple, lower power posts to illuminate the target area, which shows good design.

Having reviewed the lighting schematic, I have no concerns for discharge of the above conditions.

I would recommend that deflectors as described in the schematic are applied to all light posts that face either south or east as an added safeguard.

Conditions & Reasons (if required)

Date:	14/04/2025	Signed:	C Christofis
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