

Kieran Neumann
Development Management & Compliance
Wokingham Borough Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Suite 6
Eastgate House
Dogflud Way
Farnham
Surrey, GU9 7UD

01252 916655
rosalind@solveplanning.co.uk
solveplanning.co.uk

9th December 2025

Dear Kieran

59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND
Application Ref: 252892

Further to receipt of the comments by the Councils ecology Officer, Tina Cuss, the applicants have reviewed the lighting strategy for the development and asked It Does Lighting to make the necessary changes.

It should be noted that the original lighting scheme was reviewed by the applicants ecologists Lizard Ecology to ensure that the position and type of lighting would not cause undue harm to the habitats or species on site now and in the future. The revisions that have been made therefore make the lighting scheme for the site extremely minimal with no prospect of any undue harm.

I set out the revisions below for each Plot which should be considered alongside the accompanying drawings and specification prepared by It Does Lighting.

Plot 1

Tina required that all lighting be removed from the western elevation due to the proximity with the established hedgerow in this location. This is agreed and reflected on the accompanying lighting plan.

Lights 4C and 5C have been retained in the scheme. They are set at 1.5m so are very low level lighting and the level of illuminance is extremely limited to the area immediately below these lights. These lights are necessary from a health and safety and servicing perspective for the property as they provide low level lighting around the pedestrian access to the rear of the property and the bin stores and air source heat pumps.

8A is retained as the only light to the front of the property and therefore is essential for the health and safety of future occupiers gaining entry to their property. This will be served by a remote PIR limiting the timer to not more than 2 minutes. The colour temperature is shown on the accompanying drawing from It Does Lighting and is 2700k which is more than appropriate for this location and complies with GN08/23 and Best Practice.

Plot 2

Lights 9C and 10C have been merged to reflect Tina's comments. There is now a single mounted light (9C) located between the two originally shown positions. This light will be at a low level of 2m and will provide less upward light and less forward throw.

Solve Planning Limited
Company Number 07659727
Registered office in England and Wales.
Registered office address is Suite 2,
Wesley Chambers, Queens Road,
Aldershot, Hampshire, GU11 3JD

This coupled with the re-position of the light will ensure there will not be any adverse impacts on the bat or bird boxes or other habitats in this location. There will also not be a significant reflection from this light to the canopy of tree T32 or the garden habitat.

Lights 11C, 12C are removed.

Light 14C will be retained but dimmed to minimise ecological impacts while ensuring safety and usability of the rear access which serves the bin store, bike store and air source heat pumps. There is a requirement for a low level of lighting to ensure safe use of these parts of the external environment to the dwelling.

The light is set at a modest height of 3m which keeps illumination closer to the ground and avoids unnecessary light spill into the wider environment. It is also dimmed to 25% of its maximum output which significantly reduces brightness levels, ensuring that habitats remain suitable for nocturnal species such as bats.

The remaining lights to the front of the dwelling are retained as they provide appropriate low level lighting ensuring the health and safety of future occupiers accessing their property, while avoiding unnecessary light spill into the wider environment.

Unit 3

Light 17c will be retained for similar reasons to that of 14C discussed above. This light will also be dimmed to minimise ecological impacts while ensuring safety and usability of the rear access which serves the bin store, bike store and air source heat pumps. There is a requirement for a low level of lighting to ensure safe use of these parts of the external environment to the dwelling.

The light is set at a modest height of 3m which keeps illumination closer to the ground and avoids unnecessary light spill into the wider environment. It is also dimmed to 25% of its maximum output which significantly reduces brightness levels, ensuring that habitats remain suitable for nocturnal species such as bats.

As per lights 9C and 10C; lights 18C and 19C are merged so that there is now only one light (18C) and this has been moved further south away from the bat box to ensure the habitats remain suitable for these nocturnal species. 18C is also set at a lower height of 2m and dimmed to further minimise ecological impacts.

Lights 20C and 21C are removed.

The remaining lights to the front of the dwelling are retained as they provide appropriate low level lighting ensuring the health and safety of future occupiers accessing their property, while avoiding unnecessary light spill into the wider environment.

Unit 4

Lights 25c, 28c and 29c will all be served by remote PIR, set at a maximum of two minute timers.

Lights 26C, 27C, 30C and 33C are removed from the lighting scheme.



Light 31c will be retained and dimmed to minimise ecological impacts while ensuring safety and usability of the rear access which serves the back door of the property and air source heat pumps. There is a requirement for a low level of lighting here to ensure safe use of these parts of the external environment to the dwelling.

The light is set at a modest height of 3m which keeps illumination closer to the ground and avoids unnecessary light spill into the wider environment. It is also dimmed to 10% of its maximum output which significantly reduces brightness levels, ensuring that habitats remain suitable for nocturnal species such as bats.

The lights provided at the entrance gate serving Plot 4 (34B, 35B, 36B and 37B) are essential from a health and safety perspective to provide a low level illuminated guide, ensuring the safe passage of pedestrians to Plot 4. These lights (as shown in the specification) are extremely small, louvred and barely give a hint of light. They are mounted at 0.6m off the ground and only provide downward light with a warm white colour temp. There is no direct view of the light source and four are needed as they are barely providing any light at all.

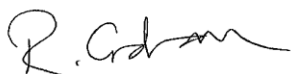
The extremely low level of light will ensure that habitats remain suitable for nocturnal species.

Summary

The changes that have been made combine low mounted lights with dimmed output which achieves compliance with best practice on wildlife sensitive lighting. It avoids upward or outward glare, maintains dark corridors particularly along boundary vegetation and garden habitats. This results in a lighting scheme that balances the functional and safety needs of the future occupiers of these dwellings alongside ecological sensitivity ensuring that biodiversity is safeguarded.

We would be grateful for further consideration of these changes in relation to the discharge of condition 15.

Yours sincerely



Rosalind Graham BA Hons DipTP MRTPI
Associate Director

