

Date: 20 April 2026
Application: 260939



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Environmental Health,

Discharge of condition Consultation

Application Number: 260939

Applicant: Mr Kevin Paldano

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

Parish: Barkham

Grid Reference: Easting - 477004, Northing - 165129

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 230872 dated 17/10/2023. Condition 57 relates to Lighting.

Case Officer: Nick Chancellor

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 260939. 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 requested from the case officer.

Your observations are required in respect of this application by **12 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	SDL Environmental Health	App No:	260939
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 230872 dated 17/10/2023. Condition 57 relates to 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

Design Intent and Layout

The submitted covering letter confirms that the lighting scheme has been designed with specific regard to residential amenity, including:

- Positioning of lighting columns away from residential windows where practicable
- Placement of columns on plot boundaries rather than directly in front of habitable room windows
- Coordination between adoptable, High Street, and private lighting schemes to avoid cumulative overspill effects

This demonstrates an amenity-led approach rather than a purely technical lighting layout.

Overspill Mitigation – Adoptable and High Street Lighting

The adoptable and High Street lighting design incorporates measures to limit light spill toward dwellings, including:

- The option to fit rear louvres to luminaires
- Rear spill control specifically referenced as a mitigation where columns are closer to residential properties

The availability of rear spill control is considered an effective and proportionate measure to reduce intrusive light into private amenity spaces.

Overspill Mitigation – Private and Solar Lighting

Private area lighting, including solar columns, has been designed using directional LED optics, avoiding symmetrical light spread. Key amenity-relevant features include:

- Controlled light distribution, directing light only where required
- Use of rear shielding to reduce light spill toward nearby dwellings and gardens
- Avoidance of uncontrolled or diffuse illumination typical of older lamp-based lighting

Luminaire Specifications

The specified luminaires (Philips Luma Gen2 and DW Windsor Sierra Solaflex) are modern fittings with features that support amenity protection, including:

- Precision optics compatible with shielding and spill control
- Availability of warmer colour temperatures, reducing glare and perceived brightness
- For the solar fittings, 0% upward light output at 0° inclination, limiting sky glow and indirect light spread

Conclusion

Based on the submitted information, the lighting scheme demonstrates that:

- Potential light overspill toward neighbouring residential properties has been explicitly considered and mitigated
- Appropriate physical and optical controls are proposed to reduce intrusive light
- The scheme is unlikely to result in unacceptable harm to residential amenity, provided it is installed in accordance with the approved details

There is no objection to Condition 57.

Conditions & Reasons (if required)			
n/a			
Date:	30.04.2026	Signed:	<i>K.Pates</i>