

Our ref: W6328_let_Sonning Lighting Strategy_05-04-25

Your ref: Sonning Golf Club, Duffield Road, Sonning, Reading, RG4 6GJ



Ecological Consultancy for Planning
Research & Development

BEN LONGWORTH
CONSTRUCTION DIRECTOR
COUNTRY ESTATES
Email: Ben.Longworth@countrystates.co.uk
Website: www.countrystates.co.uk
Sent by email

5th April 2025

Dear Ben,

Re: Appeal Ref: APP/X0360/W/17/3167142 Condition 9 - Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ

Thank you for asking Windrush Ecology Ltd to review the Lighting Strategy that has been prepared to discharge Condition 9 of Appeal Ref: APP/X0360/W/17/3167142 for the proposed development at Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ. Condition 9 states that:

No construction above ground level shall commence until a lighting design strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall:

- (i) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or important routes used to access key areas of their territory, for example for foraging;*
- (ii) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

Prior to the first occupation of the development, all external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

I can confirm that I have reviewed the Lighting Strategy that has been prepared by Darcliffe Homes (entitled Biodiversity Lighting Scheme) for the proposed development of 13 dwellings with associated highway works, public open space and landscaping. I can confirm that the strategy is in line with the details of Condition 9, in that the woodland habitat that is located along the south-western side of the site has been protected from light spillage through the strategy and

it is this woodland area that is considered to be particularly sensitive for bats with regard to potential resting sites and movement routes.

I can also confirm the strategy intent to use low lux fittings, with minimal light-spill and downward facing lamps, which will all reduce light spillage in general.

I trust that this brief summary and confirmation are sufficient for the discharge of Condition 9. Please let me know if you need any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Bodsworth', with a stylized flourish at the end.

Edward Bodsworth MA (Cantab) PhD MCIEEM
DIRECTOR

