

Date: 12 May 2026
Application: 261122



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 261122

Applicant: Mr James Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478114, Northing - 180889

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 252055 dated 12/12/2025. Condition 3 and 7 refers to materials and external lighting.

Case Officer: James Fuller

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 261122. 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 **3 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261122
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Submission of details to comply with the following condition of planning consent 252055 dated 12/12/2025. Condition 3 and 7 refers to materials and external 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

Environmental Health has reviewed the submitted Lighting Strategy prepared by Designs for Lighting (DFL) in support of the discharge of Condition 7 (Biodiversity-Sensitive Lighting Strategy) for application 252055 at Lindisfarne, Henley Road, Wargrave.

The submitted lighting modelling demonstrates that vertical illuminance at the identified residential receptor is negligible, with levels reported at 0.00 lux in the worst-case scenario. This is well below the ILP GN01 recommended limits for an E2 zone and indicates that the proposed lighting is unlikely to give rise to light intrusion or adverse impacts on neighbouring amenity. The isolux contour plan further confirms that higher light levels are contained within the site, with a rapid reduction in illuminance at the site boundaries.

The proposed lighting design incorporates a number of appropriate mitigation measures, including the use of warm white light sources ($\leq 2700\text{K}$), low-level luminaires, and downward-directed fittings with minimal upward light output. These measures are considered suitable for minimising obtrusive light and ecological impact. Lighting is also proposed to be controlled by photocells operating from dusk to dawn.

Overall, the submitted information demonstrates that the proposed lighting scheme is compliant with relevant guidance and is unlikely to result in a nuisance. Environmental Health therefore has no objection to the discharge of Condition 7.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	21.05.2026	Signed:	<i>K.Pates</i>
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