

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252494
Address:	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232560 dated 14.03.2024. Condition 22 relates to external lighting.		
Type of Development:			
Site Visit Made:	Yes/ 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

The applicant has submitted the following documents to support the discharge of External Lighting Condition:

- Lighting Design Report, Specification Book by UK Lighting Design. Hereby known as Specification Book.
- Proposed External Lighting Layout, Revision E, 27/11/2025 by ION Consulting.
- External Lighting Layout – Isolines, Rev 1, 28/09/25 by UK Lighting Design
- Phase 1 – External Lighting Scheme, October 2025 by 4Woods Ecology. Hereby known as the Lighting Report.

The revised lighting scheme incorporates the comments from the previous memo and has highlighted the use of photocell and timer controls to ensure that external lighting is not operational after 23:00 or before 07:00, and that fittings are PIR-activated. All proposed luminaires are specified at 2700K or below, with higher-output luminaires to be used only in case of emergency, and all units provide directional, downward-facing illumination.

The submitted scheme satisfies the requirements of Planning Condition 22: External Lighting by maintaining key dark corridors for bats and badgers and by providing a comprehensive external lighting plan and strategy that accords with Bat Conservation Trust and ILP guidance.

Conditions & Reasons (if required)			
N/A			
Date:	08/12/25	Signed:	Louise Aparo