

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 discharge of External Lighting Condition:

- Lighting Design Report, Specification Book by UK Lighting Design
- Proposed External Lighting Layout, Revision D, 15/09/2025 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.

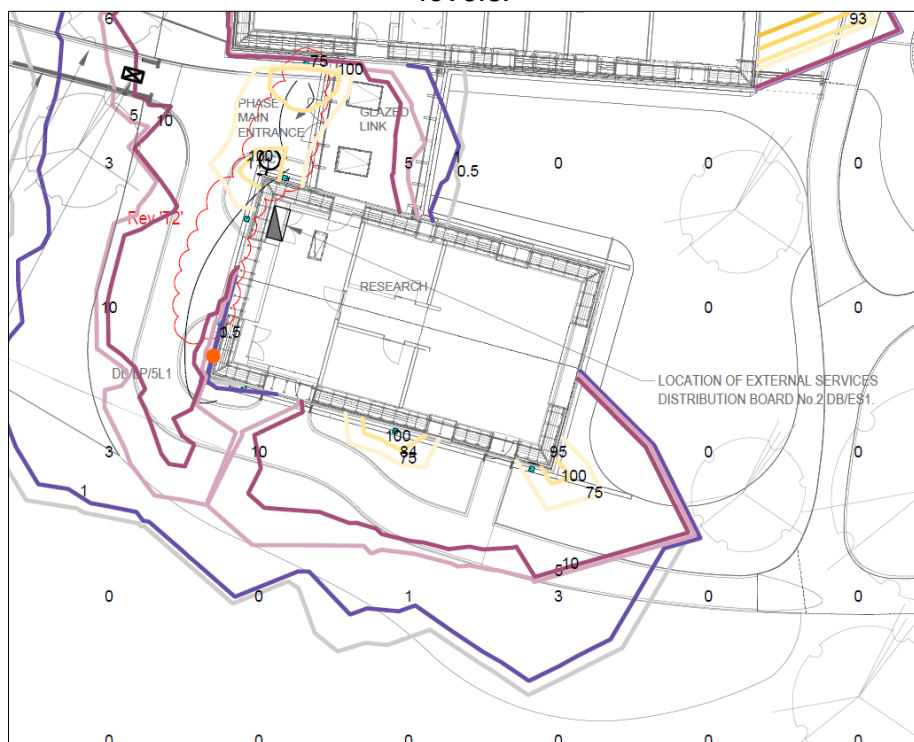
It is understood that the submitted lighting plan relates to Phase 1 of the development in accordance with Condition 22 (External Lighting).

The lighting layout demonstrates that the dark zone across the woodland edge is maintained, avoiding illumination of key habitats. The Isolines Layout also shows that bird boxes (House Sparrow Terraces), required under Condition 20 (Species-Specific Enhancements), are situated within low-lux areas (0–0.5 lux), suitable for nesting species.

Regarding bat boxes proposed on the western gable, the plan shows higher lux levels in proximity to emergency lighting. It is understood that these levels represent emergency lighting required for building control compliance and that lights will

remain off unless triggered. To minimise potential interference, it is advised that the bat box be positioned on the southern side of the western gable, as indicated below.

Image 1: Orange dot indicates the appropriate bat box location based on lux levels.



Of the eight lighting types proposed, only three have a colour temperature of ≤ 2700 K, consistent with Bat Conservation Trust guidance. Most fittings are specified at 3000 K, which remains acceptable given that dark zones (<1 lux) are retained along habitat edges. However, several luminaires — Aviator HO (4500 K), Ledscape Gaza Wall (4000 K), and Lixus Street (3000/4000 K) — exceed recommended colour temperatures. To align with best practice and reduce ecological impacts on foraging and roosting bats, these fittings should be replaced or specified at 2700 K or lower. All proposed luminaires are downward-facing, with some having both up- and down-light options, however the lighting report specifies only downward directional facing lighting will be installed.

To discharge Condition 22, replace Aviator HO and Ledscape Gaza Wall fittings with ≤ 2700 K alternatives and confirm Lixus Street lighting will operate at 3000K as opposed to 4000.

Conditions & Reasons (if required)

N/A

Date:	31/10/25	Signed:	Louise Aparo
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