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Wokingham,
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30 September 2026

Our Ref: 40835a

Planning Portal Ref: PP-15262641

Dear Sir / Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITIONS 4 AND 5
PHASE 2B, PARCELS R7 AND R13 OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION**

On behalf of our client, Miller Homes ("the Applicant"), we write to formally submit details to discharge Conditions 4 and 5 pursuant to reserved matters planning permission reference 253142. This application relates to Phase 2b Parcels R7 and R13 only.

Condition 4 states:

Notwithstanding the submitted Lighting Lux Plan, lighting details including:

- a) the specification of lanterns with suitable baffles to protect ecological dark corridors; and*
- b) details of the lighting within the areas identified on the Lighting Lux plan as "areas not to be adopted and lit with solar columns and luminaires"*

shall be submitted to and approved in writing by the Local Planning Authority before first occupation of any dwelling within the Parcel R7 & R13 Development Zone. Lighting shall be installed in accordance with the approved details before occupation of the development it is to serve and retained thereafter.

The submitted Lighting Lux Plan (A389-R7&R13-RM-121 D) demonstrates where possible, columns have been amended to include a BL2 rear louvre. This is not possible on all columns along the edge of the development as some require the BL1 louvre to ensure sufficient lighting levels to the rear of parking bays and footpaths.

Condition 5 states:

No development hereby permitted (including site clearance) shall take place except in accordance with an Ecological Mitigation Strategy that has first been submitted and approved in writing by the Local Planning Authority.

The submitted Ecological Mitigation Strategy (Revision 3; September 2026) includes a Great Crested Newts Toolbox Talk as requested by Nature Space.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate