

Mark Leedale Planning

Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End, Wokingham RG40 1WR.

Our Ref: FR/13/288
9th March 2026

Dear Madam,

Fairview, Forest Road, Hurst, Berkshire RG40 5SA

I submit on behalf of my Client's an application with details pursuant to conditions to 5 and 7 of the permission granted under reference 252547. The conditions read:

5. Lighting plan

Prior to first use of the development hereby permitted, a 'lighting design strategy for biodiversity' for buildings, features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) 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. 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

7. Species Compensation and Enhancement

No development (excluding demolition) shall commence until a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of two permanent bat roosting feature(s) and access points for hedgehog to gardens, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken. d) When the features or measures will be installed within the construction, occupation, or phase of the development.

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In respect of condition 5, the objective is to safeguard protected species, Bats. The dual objective is to ensure that the lighting on the site, whilst meeting the needs of the development, is sensitive to the areas where bats might roost and feed: and secondly that the lighting is specified to meet this objective.

The first consideration is whether lighting is required. In this case there will be a need to tend the horses outside of the working day and in Winter periods this will inevitably require some lighting as well as when there is a need to tend horses due to foaling or illness.

Given this position, the lighting must be sensitive and not prevent feeding or discourage or eliminate the opportunities for roosting. Typically, bats will roost in the rafters of the barn and perhaps less so in the stable where there will be a lighter environment and more activity.

The proposed solution is shown by the technical details of the lights and the position on the building. They will be down lights with lower wattage (16W) LED with sensor activation to limit any light disturbance when not in use.

Additionally, the submission includes the provision of bat boxes which would be mounted on the rear (east) elevation away from any artificial light.

In respect of condition 7 the proposal as submitted, includes 3 bird boxes and 2 bat boxes. These will be sited between the building and conifer hedge where there is less activity and propensity for disturbance for nesting birds. The details also show a hedgehog box positioned such that it would allow unimpeded access to the garden area beyond and would encourage foraging away from the hardstanding and machinery movement connect with the horses.

We trust the details are acceptable and please come back to me if you need any additional information.

Yours faithfully,

Mark Leedale

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cc Client

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