

From: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Sent: 09 February 2026 17:47:53 UTC+00:00
To: "Sophie Morris" <Sophie.Morris@wokingham.gov.uk>
Cc: "Matt Harris" <m.harris@nexusplanning.co.uk>; "Emy Circuit" <Emy.Circuit@wokingham.gov.uk>; "Connor Corrigan" <Connor.Corrigan@wokingham.gov.uk>; "Ethan Cherrett" <ethan.cherrett@miller.co.uk>; "Aidan Robson" <aidan.robson@miller.co.uk>
Subject: RE: R10 lighting plan

Good afternoon Sophie

Thank you for your patience whilst we deal with this matter.

We have sought to amend the site wide lighting strategy in line with the comments you raise in your email below. The site wide strategy includes lighting solutions for adoptable areas, private drives and shared surfaces, apartment courtyards, and links to the public open space. The lighting strategy has been designed by an external lighting consultant who has advised on the use of solar columns in these areas which Miller have been successful in using across other developments.

I have also included the lighting plans for Parcel R10 as the plans demonstrate how the strategy can be implemented.

[251484 - DOC 24 Lighting Strategy](#)

As a note, some of the trees have been moved to accommodate the additional lighting columns within the R10 plots (no trees have been removed). I've included the landscape plans for reference as I believe it assists in understanding how the lighting strategy on the non-adopted roads will function. Once the lighting strategy is agreed then we will need to supersede the landscape plans for parcel R10.

Can you confirm timescales to re-consult the relevant consultees and when you are likely to have comments back to us please.

Thank you,
Stefania

Stefania Petrosino
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From: Sophie Morris <Sophie.Morris@wokingham.gov.uk>

Sent: 20 October 2025 14:53

To: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>

Cc: Matthew Harris <m.harris@nexusplanning.co.uk>; Emy Circuit <Emy.Circuit@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>

Subject: RE: R10 lighting plan

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Hi Stefania,

Thanks for your email and apologies for the delay in coming back to you. However, we have discussed this further internally, and in consultation with Dan Washington (DOCO), and the consensus is that the overarching lighting strategy needs to go further in respect of the lighting provision proposed and should set out lighting approaches for the various components within the development, including:

- **Adoptable areas** – at present the lighting strategy suggests that column lighting will only be provided within primary and secondary streets, whereas strategies for the following additional areas need to be provided:-
- **Shared surfaces and private drives** – Lighting provision should not be limited solely to secondary and tertiary streets. There are areas particularly within the R11 layout where private drives and adopted shared surfaces are proposed without lighting and this needs to be addressed
- **Apartment courtyards** – As conveyed in Dan's response to the R10 reserved matters, bollard lighting is not considered an appropriate lighting method. An alternative provision will need to be considered in the parking courtyards. These could be smaller columns, but will need to be BS5489 compliant. Within these areas, lighting provision will need to be carefully balanced to ensure parking spaces are adequately illuminated for residents, while minimising any adverse impact on the residential amenity of neighbouring properties
- **Key links within the Public Open Space (POS)** – particularly important where these routes form part of wider active travel networks
- **Ecologically sensitive areas** – where lighting must be carefully considered to avoid adverse impacts on habitats and species

The DOCO response to the R10 reserved matters layout in respect of lighting specifically was as follows:-

Lighting

It is noted that the overarching lighting strategy suggests that shared surfaces and private drives will not be lit. The rationale of this approach from a security perspective should be provided. It is considered that lighting to the general standards of BS5489-1:2020 should not only be provided to adopted highways, but also un-adopted road and parking courts. Bollard lighting is not an appropriate lighting method, and should be avoided. Not only can they be damaged by reversing vehicles, more critically they do not provide sufficient light at the right height to aid facial recognition and reduce the fear of crime.

As a general point, our lighting engineer advises that in his experience most solar lighting is not very effective and it is generally better to use mains powered columns. As mentioned in the above DOCO comments, bollards are also not considered appropriate from a designing out crime perspective, due to their height, light distribution and being susceptible to damage. It may be that lighting columns of varying heights may be appropriate depending on the context, and in parking courtyards, wall-mounted lighting fixed to the buildings may be a suitable alternative to avoid unnecessary street clutter, while maintaining adequate illumination and safety.

We would therefore be grateful if you could ask the team to review the above points with a view to amending the overarching lighting strategy and once the general lighting principles addressing each of the above components are agreed and we are in a position to sign the condition off, the R10 specific lighting plan will need to be updated to ensure accordance with it. Many thanks.

Kind Regards,

Sophie

Sophie Morris

Principal Planning Officer

Wokingham Borough Council

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From: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Sent: 09 October 2025 15:48
To: Sophie Morris <Sophie.Morris@wokingham.gov.uk>
Cc: Matthew Harris <m.harris@nexusplanning.co.uk>
Subject: RE: R10 lighting plan

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Hi Sophie

We discussed during the R10 application that lighting columns would only be installed on the adoptable road areas. Miller have offered for solar bollard lighting to be included in the areas you have identified. If the Council are happy with that approach we can mark-up on the plan the locations.

Thank you,
Stefania

Stefania Petrosino

Principal Planner

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From: Sophie Morris <Sophie.Morris@wokingham.gov.uk>
Sent: 08 October 2025 09:50

To: Stefania Petrosino <s.petrosino@nexusplanning.co.uk>
Cc: Matthew Harris <m.harris@nexusplanning.co.uk>
Subject: R10 lighting plan

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Morning Stefania,

I meant to email you before about this, but we've been looking at the lighting lux plan for R10 and wanted to pick up on a few areas which we consider should include additional lighting. I understand the attached plan includes lighting within the proposed adoptable areas, but none appear to be proposed outside of that. In particular, the east side of the car park at the north end of the site is likely to appear very dark and additional lighting should be provided here. Also, the link through to parcel R14 will also need to incorporate some lighting as this will be a key pedestrian route between the two parcels which should not be limited to daytime use due to the lack of lighting.

The parking courts for the apartment blocks 5,6 and 7 also don't incorporate any lighting, so this also needs to be addressed. Many thanks.



Kind Regards,

Sophie

Sophie Morris

Principal Planning Officer

Wokingham Borough Council

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