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Dear Kieran

Submission of Discharge of Condition Application - Planning Permission 233133
59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND

Planning permission was granted on 3rd November 2023 (under reference - 223084) for the following development:

Full application for the proposed erection of 4 no. detached residential dwellings with associated parking and landscaping following demolition of existing buildings.

This planning permission is subject to a series of conditions. Condition 15 of this planning permission was amended under an NMA application (ref 233133) to allow lighting for the houses only rather than across the entirety of the development. As such, this application seeks the discharge of Condition 15 as amended – see the revised and approved wording below:

Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for the site in accordance with the guidance provided by Guidance Note 8/23 Bats and Artificial Lighting at Night (Bat Conservation Trust/Institution of Lighting Professionals). The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.

Detailed drawings and a lighting strategy have been prepared by 'It Does Lighting' with guidance provided by Lizard Landscape Design and Ecology to ensure that the lighting adheres to the guidance on Bats and Artificial lighting. This has led to a very low key lighting strategy which complements the natural environment of this site and will not lead to adverse impacts on the ecology within the site, particularly bats.

I trust this information is sufficient to allow the discharge of Condition 15.

Yours sincerely



Rosalind Graham BA Hons DipTP MRTPI
Associate Director

