

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252892
Address:	59 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 233133 dated 26/02/2024. Condition 15 relates to external lighting.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Negotiate the amendments stated below; or**
- ☒ **Request further information before determination as stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the covering letter of 9 December 2025, On Site Non Adoptable Lighting report (It Does Lighting, ref 208-01-NAD-LO-D D, 12 December 2023) and the On Site Non Adoptable Lighting Design (It Does Lighting, Dwg 208-01-NAD-CG-D.

208-01-NAD-CD- Rev D

Bats are active at night, and woodland birds as well as nocturnal wildlife are all negatively impacted by introduction or increase in artificial lighting and potential increase in predation. To recommend approving the On site non adoptable lighting design drawing Rev D and the schedule, they must be amended to omit and supersede the proposal to light from dusk till dawn and control lighting with photocells instead of minimizing light pollution and maintaining darkness and wildlife through the use of PIRs or equivalent controls.

The Engineer's objectives set out in the Environmental Assessment and Lighting Design Notes are not acceptable or in line with the requirements of the condition. The Engineer has taken no account of the Tree Preservation Orders and the HMMP so that tress and boundary hedges and wildlife corridors may not be maintained as proposed to create a vegetation free 5m.

The Environmental Assessment must aim to ensure all lighting (except where set on

1-2 minute timers) is will **not be** illuminated at night, so that lighting in hours of darkness does not have detrimental impacts on landscape, visual amenity, or on wildlife that must be maintained and enhanced.

The added reference to PIRs contradict the photocell proposals and it is misleading or impossible to implement the scheme if both are included in the drawing. The proposals must demonstrate switches cannot override the PIRs and ensure that the wall lighting and porch lights will not be illuminated all night. The Dwg 208-01-NAD-D schedule, Lighting Design Notes, Environmental Assessment and Notes must therefore be amended to ensure that lighting is designed and installed to avoid the need of maintenance of retained biodiversity habitats identified in accordance with the requirements of the condition and no pruning is needed.

While not the luminaires proposed according to the manufacturers website the Iguzzini Allure Smart luminaires switch off automatically after 5 minutes without movement (and not after 1 to 2 minutes). More clarification regarding control by sensors and whether any photocells are appropriated is needed to support approval of condition 15. To recommend approval of the lighting strategy and drawing, proposals and all references to Dusk till Dawn (and where necessary photocells) must be removed. The location of the PIR sensors should be added to the drawing.

Unit Type ID	Column Symbol	Quantity	Luminaire Manufacturer	Luminaire Type	Mounting	Luminaire Tilt	Optic Setting	Glare Class	Shield	Output (lm)	Wattage	Driver Type	Luminaire Finish	Control	Lux on/off	Switch	Electric Supply	Luminaire UMLUG	NOTES		
A		3	Exenia	Tripod wall	wall mounted to the side of entrance door	0 Degrees	800-60 B2	undefined	None but available	0.34	2700K	4.5W	DAU enabled with Casambi remote control	Corten effect matt bronze	Casambi	20/20	dusk till dawn	private	42 0004 0000 100	Decorative three pronged wall light with the recessed light source option and can have an additional laser cut front panel to further reduce light however this may affect facial recognition. Remote PIR required set to a 2 min timer	
B		4	Bega	recessed wall light	recessed into gate posts	0 Degrees	2220K3	undefined	yes to allow all light downward	2.85	2700K	2.3W-24V	DAU enabled	graphite painted cast aluminium	switch and back light down	Simon	20/20	dusk till dawn	private	42 0002 0000 100	Tiny square recessed luminaire for either side and front and back of the brick piers in the gate of plot four. Lights mounted at 0.6m high to ensure minimal spill light although lights give off barely any light and are just there as marker lights for pedestrians. All light directed downward. Set to a 2 min timer
C		15	Iguzzini	Allure wall light	Wall mounted between 2 and 3m high	0 Degrees	SA42-X179 9.01- K35A	G5	no	0.75	2700K	7.1W	Bluetooth Casambi	Corten effect matt bronze	Casambi	20/20	dusk till dawn	private	42 0007 0000 100	Allure wall mounted luminaire for building perimeter. Lights have warm colour temperature and are pre-dimmed to ensure least impact on ecology. All light delivered downward so no view of light source from above or in front. Remote PIR required set to a 2 min timer	

The engineer has not demonstrated that all C lights need to be 7.1W luminaires. I note 8,15 and 24A are only 4.5W only. It appears unclear why higher light levels are needed.

Unit 1

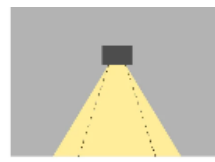
Please provide details of the location and angle of both the PIRs for 4C and 5C. I acknowledge the improvement from lowering 4 and 5VC to 1.5m. The plan, report and any covering letter approved need however to demonstrate that 4C will not be triggered by either cars or any users of the access road and that the garden eastern boundary hedge will not be illuminated when 5C is on. Provided that the engineer can demonstrate that the east hedge will be a dark corridor and wattage reduces where possible, I will be able to support 8A, 4C and 5C. However, consideration should be given to providing a luminaire with a narrower spread located on the immediate west side of the French doors.



AS/Down



AF/Down



AD/J/Down



L/Down

While the developer hasn't provided any patio or outdoor dining/seating, the biodiversity-sensitive lighting scheme should have been designed to ensure that no additional external lighting will be installed by new owners, and outdoor lighting that owners will need to use the garden at night is provided and impacts on wildlife do not

increase during occupation.

I understand Unit 1 is nearing completion/occupation. It is likely cables and lights have already been installed at the revised heights and locations now proposed. To avoid breach of conditions and future enforcement action, it would be helpful to request photos demonstrating that the omitted lights, cables **and switches** have been removed and will not just be replaced by purchasers, and 4 and 5 have been lowered.

2 & Unit 3

The height of 14 and 17C and the size of the luminaires or angle of spread of 14 and 17 should be amended to reduce light pollution the hedgerow biodiversity habitat and impact on visual amenity. The wattage of 14, 13, 16, 17 and 23 should be reduced unless the engineer can demonstrate why 7.1W are required. The area on the ground lit by 14C is greater than 9C as the luminaire is proposed at a lower height and does not appear to take account of the reflection from the bike store walls and roof. I request that the 14C and 17C are amended to proposed lowest watt luminaires and height that achieve minimal access safety standards for private dwellings. The Engineer must take into account that there are no windows or rooms overlooking the stores are not rooms that are frequently used and lighting areas which are not overlooked would increase security risk. Cycle stores can also be safely accessed with cycle lights and phone torches etc.

To recommend approval, separate PIRs sensors must be proposed for 9, 14 and 13C in order that the other 3 elevations remain dark when a sensor on another elevation is activated.

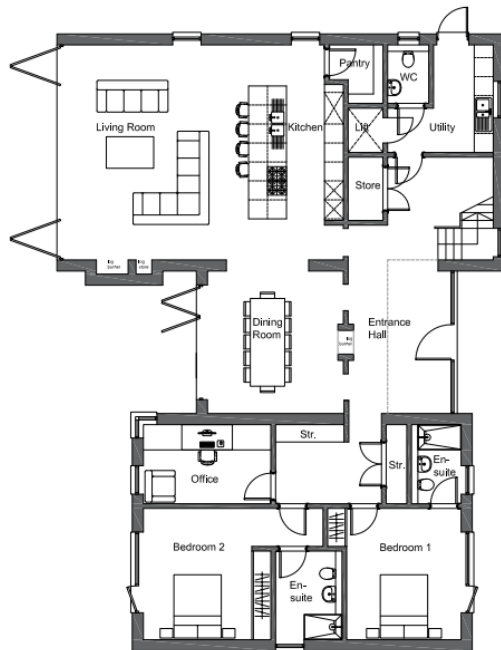
Unit 4

I cannot recommend approval of condition 15 unless 31C is removed from the northern elevation. The bin store has been relocated to the front door which is well lit by 25A. The Engineer, nor the Ecologist, has demonstrated that it is necessary to light the access to the utility room during hours of darkness or why it is proposed at 3m height. (4C and 5C have now been lowered to 1.5).

I am satisfied that lights 25, 28C, and 29 could be justified, but must be controlled by PIR set to not more than 2 minutes. However, the submissions don't demonstrate why it is necessary to install 25C at 3.5m and whether a lower watt luminaire is more appropriate. Can the applicant confirm if 25C is also wall mounted?

No contours are shown for 34 and 35B in Dwg Rev C or D, and no amendments have been made to 34-37B to protect and maintain a dark corridor on the eastern ecological corridor. According to the schedule and letter I am concerned that the owner appears to propose to light 34-37C all night. I cannot support approval of condition 15 unless the lighting round the gates (particularly the east) which would cause disturbance and light pollution to the grassland and hedgerow wildlife corridor. If the applicant can demonstrate it is necessary, 1 louvered wall light controlled by PIR on the western side of the access road may be justified. Currently the applicant has not addressed that 36 and 37B will be obscured when the gate is open, and the submissions do not clarify if the gate is remotely and/or electronically operated. The BEGA recessed wall lights proposed are available in 2700K and well as 3000K, the warmer light should therefore also be specified where possible.

If 31C and 35—37B and 25C are removed, 25C, 28 and 29C are lowered, and clarification regarding controls is provided, and the drawing proposals for continuous lighting from dusk till dawn is removed, I am likely to be able to support approval of the proposals for Unit 4. In order that there will not be detrimental impact to wildlife and the habitat corridor, the report and the drawing must also demonstrate how 34B will be controlled and provide the omitted contours, 208-01-NAD-CG must be amended to confirm light at the gate would be controlled by a PIR and not lit dusk till dawn.



Please let me know if the Agent or the Ecologist have any queries. I look forward to commenting on final drawings and revision of the report soon.

Conditions & Reasons (if required)

Date:	09/12/25	Signed:	T Cuss
--------------	----------	----------------	--------