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23 June 2025

Our Ref: 35956

Planning Portal Ref: PP-14120427

Dear ██████████

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 24i) (Lighting)

On behalf of our clients, Kier Property and Miller Homes (“the Applicants”), we write to formally submit details to discharge Condition 24i) (Lighting) pursuant to full planning permission reference 191068.

Condition 24i) (Lighting) states:

i) The first application pursuant to reserved matters shall be accompanied by an Overarching External Lighting Strategy. The Strategy will balance the safety of the public realm with ecological and amenity considerations, referencing current guidance on lighting mitigation and establishing how light spill on habitats used by foraging and commuting bats will be avoided.

ii) The reserved matters for each phase of the development shall include detailed lighting scheme in accordance with the Overarching External Lighting Strategy.

iii) Lighting of the public realm shall be installed in accordance with the approved details before the area it will illuminate comes into use.

Reason: to ensure an appropriate balance is achieved between the safety of the public realm and avoiding detriment to wildlife or residential amenity in accordance with NPPF Section 15 (Conserving and Enhancing the Natural Environment); Core Strategy policies CP1, CP3, CP7, CP21; and Managing Development Delivery Local Plan policies TB21 & TB23.

Part i) of the Condition has been complied with by virtue of submission of a Site-Wide Lighting Strategy with the first Reserved Matters application – WBC ref. 250399 (Parcel R10). This submission is made to formally approve the Site-Wide Lighting Strategy.

To discharge this condition the following information is submitted:

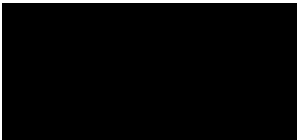
- Overarching Lighting Strategy (ref. A389-R007B dated 13th February 2026, by ALP)

The submission of the above document accords with the requirements set out in Condition 24i).

The required application fee of £298.00 will be paid directly to the Planning Portal by the Applicant along with the £85.00 Planning Portal admin fee.

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



Matt Harris

Associate Planner

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