

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 28 July 2025

Re: Application ref: PL/25/0953

Address: READING LINK RETAIL PARK, ROSE KILN LANE, READING

Description: Application for Approval of Details Reserved by Conditions 7 (Sustainability statement), 11 (Lighting) and 14 (Gas Membrane installation) of application PL/23/1077

The application is for the discharge of Conditions 7 (Sustainability statement), 11 (Lighting) and 14 (Gas Membrane installation) of application PL/23/1077 [*Erection of 1,799 sqm unit for use as gym with mezzanine level at Reading Link Retail Park, Rose Kiln Lane*]

Condition 11 reads:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site without prior written approval of the Local Planning Authority through a planning application made for that purpose.

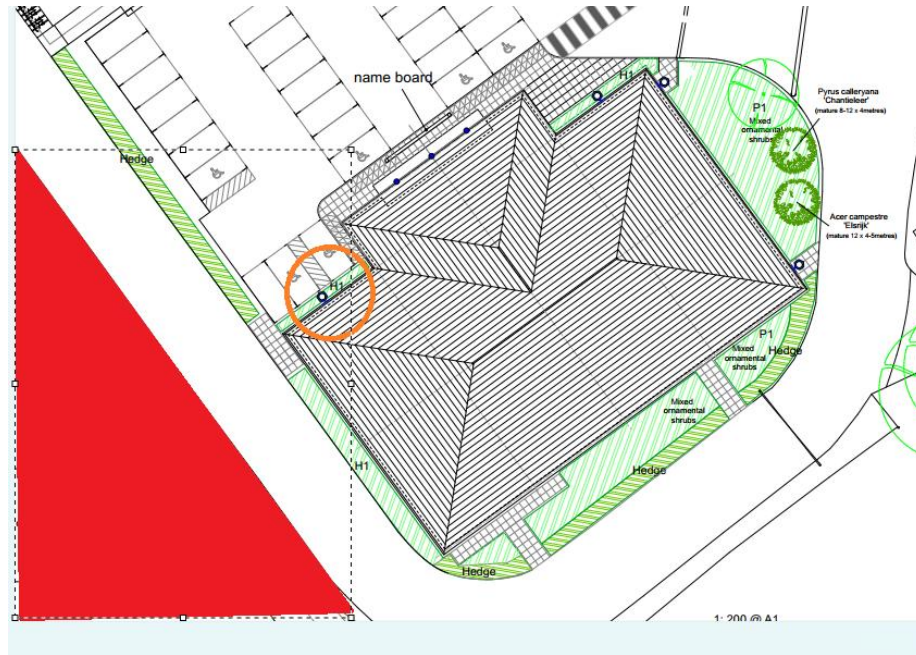
REASON: Due to insufficient details of light spillage outside of the site boundary being provided, and in the interests of amenity and highway safety in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

This condition was put in place due to concerns over potential light spillage affecting both amenity as well as the adjacent designated ecological areas, specifically the Fobney and Kennet Valley Meadows Local Wildlife Site (LWS) and the Kennet Valley East Berkshire Biodiversity Opportunity Area (BOA), both of which lie adjacent to the development.

The applicant has submitted an External Works Plan , dwg n 432-20-400 Rev C) which shows the proposed locations of additional exterior lighting around the building: These are described as (a) recessed LED downlights to entrance soffit and (b) wall mounted lights to perimeter.

The recessed LED downlights are considered acceptable as they are sufficiently far away from the adjacent LWS and BOA -ie there is unlikely to be any light spillage onto these habitats from this lighting

However, one of the proposed wall mounted lights (shown in orange ring on the plan beneath) is not acceptable. The light is located close to the LWS/BOA (shown in solid red on the plan) and is described in the accompanying light specification as a floodlight. Due to its type and location, it is very likely to lead to light spillage onto the adjacent sensitive ecological areas of the LWS/BOA



As such, this condition should not be discharged at this stage. The applicant should revise the location of the proposed lighting or replace it with a wildlife-sensitive alternative, for example by demonstrating the use of low-level directional lighting incorporating cowls, shields, or hoods etc, with warm-spectrum LEDs as well as sensors and timers to limit the duration of illumination. This should be accompanied by a lighting strategy or report demonstrating how the proposed lighting will not result in light spillage onto the LWS/BOA. The report will need to include contour plots showing light levels down to 1 lux both within and beyond the Red Line Boundary of the site, and demonstrate clearly compliance with relevant best practice guidance.

Conditions 7 (Sustainability statement) and 14 (Gas Membrane installation) are unrelated to ecology and there are no ecological objections to the discharge of these conditions.