

17 August 2026



Reading Borough Council
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Submitted via the Planning Portal (ref. PP-15129932)

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Dear Sir / Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION: DISCHARGE OF
CONDITION 8 OF APPLICATION PL/25/0758 FOR LEIGHTON PARK SCHOOL, READING RG2 7DE**

On behalf of our client, Leighton Park School (hereafter 'the Applicant'), we hereby submit a Discharge of Condition application at Leighton Park School, Reading RG2 7DE relating to Condition 8 (External Lighting) of the full planning permission (ref. PL/25/0758), which was granted on 24 April 2026 by Reading Borough Council (hereafter 'the Council') for:

"The erection of an Entrance Lodge and associated access"

Condition 8 attached to the planning permission (ref. PL/25/0758) for the Entrance Lodge states that:

Prior to the first use of the building hereby approved, details of the proposed external lighting as shown on the north elevation of approved plan 240119-40-101 Rev B – Proposed Elevations, as received 21/11/2025, shall be submitted to and approved in writing by the local planning authority.

Details shall include

- a) light levels*
- b) coverage and*
- c) hours of operation.*

Thereafter the external lighting shall be maintained and operated in accordance with these approved details.

Reason: To limit the impact of light pollution from artificial light on nature conservation and in the interests of amenity and enhancing the appearance of the development, in accordance with Policies CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

Accordingly, together with this covering letter, please find the following documents which comprise the application:

- Application form;
- Proposed Elevations ref. 240119-40-101 (as approved under permission PL/25/0758);
- External Lighting Design Statement (prepared by Carter Electrical Installation Ltd., July 2026).

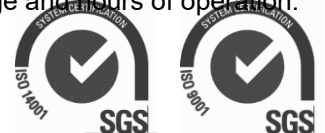
Payment of the appropriate fee £400 (including the £91 service charge) has been made separately alongside this submission via the Planning Portal.

An External Lighting Design Statement (Carter Electrical Installation Ltd., July 2026) has been submitted in support of this application to discharge Condition 8 of the planning permission for the Entrance Lodge (application ref. PL/25/0758). The statement provides details of the external lighting shown on the approved North elevation drawing (ref. 240119-40-101), including the lighting levels, coverage and hours of operation.

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The proposed lighting comprises two identical wall-mounted external light fittings positioned on the front elevation, as shown on the approved Proposed Elevations (ref. 240119 - 40 – 101 rev. B).

The light fittings are fully shielded, downward-facing and designed to minimise the light spill, glare and upward light emission. Warm-colour LED lamps are proposed to further reduce potential impacts on amenity and biodiversity. The submitted External Lighting Design Statement demonstrates that the coverage of illumination will thereby be limited to the immediate entrance area, allowing for the lighting to provide safe pedestrian access with negligible spill beyond the vicinity of the building.

The Council's Local Plan (2019) Policy CC7 (Design and the Public Realm) requires that all development is a high design quality that maintains and enhances the character and appearance of the area of Reading. Local Plan (2019) Policy CC8 seeks to ensure that development safeguards residential amenity and does not result in unacceptable impacts, including from artificial lighting, noise, overlooking or other forms of disturbance. Local Plan (2019) Policy EN12 seeks to protect and enhance biodiversity, requiring development to avoid adverse impacts on habitats and species and to minimise potential disturbance.

As set out within the accompanying External Lighting Design Statement, the lighting has been designed to minimise light pollution and protect residential amenity and ecological interests. The proposed lighting accords with Policy CC7 by providing simple and appropriately scaled fittings that support the overall design of the Entrance Lodge without detracting from the character and appearance of the area. The lighting accords with Policy CC8 by minimising light spill and disturbance through simple downward-facing fittings with controlled hours of operation. The scheme is consistent with Policy EN12 by limiting impacts on biodiversity through warmer coloured LED lamps, minimising light spill to the immediate entrance area.

In conclusion, based on the information submitted with this application, the requirements of Condition 8 (External Lighting) of the planning permission (ref. PL/25/0758) have been met in full, and accord with relevant Policies CC7, CC8 and EN12 of the Reading Borough Local Plan (2019). Therefore, we respectfully request that Condition 8 be formally discharged as soon as possible to facilitate the development.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read "APowell", with a stylized, flowing script.

Amelia Powell
Planner