

OAKSTONE FARM, BRATTON ROAD, WEST ASHTON, TROWBRIDGE, BA14 6AX

PROVISION OF 3 ANCILLARY BUILDINGS INCLUDING A STAFF WELFARE FACILITY, AGRICULTURAL STORAGE BUILDING AND REPLACEMENT BIOMASS BUILDING TO SUPPORT THE EXISTING BUSINESS (PERMISSION PL/2025/05985)

REFERENCE: PL/2025/05985

GRANTED: 08 December 2025

CONDITION 5:

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

The following information has been prepared in order to discharge Condition No 1, detailed above, in connection with the planning permission reference PL/2025/05985, granted on 08 December 2025

Lighting is to be provided as detailed below and shown on drawings:

- JW/2668/0126 – 200-04 Welfare Unit Plan and elevations
- JW/2668/0126 – 200-05 Biomass Building Plan and elevations
- JW/2668/0126 – 200-06 Storage Building Plan and elevations

Staff welfare building

13W PIR sensor-controlled LED light with a timer to turn off outside the 2 doors on the east elevation fixed at 1.8m high.

20W PIR sensor-controlled LED light with a timer to turn off 3.1 m high to light up parking area North elevation.

Biomass Shed

13W PIR sensor-controlled LED light with a timer to turn off outside the 2 doors on the South elevation fixed at 1.8m high.

Storage building

13W PIR sensor-controlled LED light with a timer to turn off outside the 2 doors on the North and South elevation fixed at 1.8m high

All lighting will be angled towards the ground to ensure personnel safety.



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Indicative image of 20W PIR sensor-controlled LED light with a timer



Indicative image of 13W PIR sensor-controlled LED light with a timer



In consideration of the details provided it is hoped that Wiltshire Council are satisfied that Condition 5 of the above consent is complied with and duly discharged.