

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky
Date: 27/01/2026
Application No.: PL/2025/09776
Proposal: Discharge of condition 8 (External Lighting) relating to application PL/2025/04774
Site Address: Phase 2 - Land North of Westbury Road, Bratton, Wiltshire, BA13 4TB
Case Officer: Julie Mitchell

Condition No.	Information required by condition	Satisfactorily addressed (Document & Date)
8	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 (GN01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. REASON: Hedgerow/Scrub habitats between Phase 1 (adjoining development to the east) and this Phase 2 development are known to be well used by light-sensitive/Annex II bats.	NO - Land Opposite 38, Westbury Rd, Bratton, Wiltshire, BA13 4TB, Lighting Strategy (Ph.2). December 2025

We welcome the submission of the Phase 2 lighting strategy for the Land Opposite 38 Westbury Road development. The plans show 8 Lotus recessed downlights and 24 Ansell Reef bi-directional lights. The strategy appears broadly compliant with GN08/23, including the use of warm LED lighting, lighting limited to access and security, low predicted lux levels at site boundaries (approximately 0.2–0.5 lux), and no light spill into the bat corridor between Phases 1 and 2.

However, the Ansell Reef fittings have an upward light component and, unlike the recessed downlights, are not screened. In line with GN08/23, upward light output should be avoided. These fittings are also located closer to the proposed bat boxes shown in the Ecological Appraisal (Engain, 19/05/2025), and their suitability should be reviewed alongside any amended enhancement plan.

Overall, the approach is welcomed, but it is recommended that upward-emitting fittings are replaced with fully downward-facing luminaires.

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date
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