

Development Services
Wiltshire Council
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09 February 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

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
On Behalf Of:	Ashford Homes (SW) Ltd Doric House, Middleton Drive, Bradford on Avon, Wiltshire, United Kingdom, BA15 1GB

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 15 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 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.

Details Submitted for Approval:

Lighting Strategy 1034/201 December 2025, Revision A dated 2/2/2026 by EDS Lighting

Decision:

The details submitted in relation to this condition are approved. Condition 8 is discharged subject to the lighting being carried out in accordance with the approved lighting strategy.

Reason for Decision:

The Council's ecologist confirmed that the overall approach is welcomed subject to the upward-emitting fittings being replaced with fully downward-facing luminaires.

The revised lighting strategy shows 8 Lotus recessed downlights and 24 Ansell Reef directional lights. The strategy is 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. The Ansell Reef directional fittings do not include an upward light component and the recessed downlights are screened.

In line with GN08/23, upward light output from the bi-directional fittings has been omitted from the lighting strategy and the revised strategy is acceptable having regard to the light sensitive/Annex II bats to be protected by the lighting condition.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.