

**STATEMENT**

**relating to**

**DISCHARGE OF PLANNING CONDITIONS**

**PLANNING REF: PL/2025/05868**

**for**

**CONVERSION OF EXISTING BARN INTO TWO 3-BEDROOM DWELLINGS**  
**AND REMOVAL OF MENAGE TO BE REINSTATED TO GRASS**

**at**

**TURNPIKE COTTAGE, NEW MANOR FARM,**  
**UPPER SOUTH WRAXALL, BRADFORD-ON-AVON, BA15 2SQ 2PW**

**Ref: 4369.DOC**

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**July 2026**

**Statement relating to Discharge of Planning Conditions**

**Planning Ref: PL/2025/05868**

**Turnpike Cottage, New Manor Farm,  
Upper South Wraxall, Bradford-on-Avon, BA15 2SQ 2PW**

Planning Permission Condition No. 1

No Discharge of Condition required

Planning Permission Condition No. 2

No Discharge of Condition required

Planning Permission Condition No. 3

No Discharge of Condition required

Planning Permission Condition No. 4

No Discharge of Condition required

Planning Permission Condition No. 5

No Discharge of Condition required

Planning Permission Condition No. 6

No Discharge of Condition required

Planning Permission Condition No. 7

The condition states:

*No new external lighting shall be installed on site unless details of 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.*

The existing (pre-development) situation consisted of a flood light to the South-West Elevation with 6No. lights to the open fronted building (1No. per bay) causing significant light spill. Furthermore, within the stores there were flood lights, with the doors open during working use of the stables there would have been high levels of light spill around the building.

Photos of the existing situation:



Lights are proposed to be - Wall Downlighters - Black IP44 Rated - Fixed at 2200mm high  
4No. per property (8No. Total)



Refer to Drawing No. 4369-07 for locations of external lighting.

It is proposed to provide light fittings adjacent to the external doors with no upward illuminance. It is considered that this limited amount of light will result in the installation being in line with current guidance notes 01/21 The Reduction of Obtrusive Light and 08/23: Bats and Artificial Lighting at Night.

The following lighting design principles are considered suitable for the type and scale of the proposed development to minimise the impact of artificial lighting on the site. Lighting design proposals required to comply with current guidance are as follows:-

- Reducing the operating time of lighting and levels of illuminance provided via the use of a movement sensor and time clock. The time clock will be set to only allow the movement sensor to activate the light between the hours outside of 11.30pm – 7am.
- Avoiding light spill via the use of only light fittings adjacent to each external door, using a downward directional light fitting.
- Lighting that minimises UV emissions to reduce the attractiveness of the lamp to invertebrates, using high pressure sodium or an LED lamp, warm white.
- The lighting will deliver no greater than a 3-lux average illuminance with a maximum horizontal illuminance of 0.6 uniformity.

Planning Permission Condition No. 8  
No Discharge of Condition required