

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 28/07/2026

Application No: PL/2026/04290

DoC details: Phase 2 _Discharge of condition 35 (Lighting) relating to application 19/11459/OUT.

Site Address: Elm Grove Farm, Drynham Road, Trowbridge, Wilts, BA14 0PL

Case Officer: Jemma Foster

Condition No.	Details of Condition	Satisfactorily addressed (Document & Date)
35	No external lighting shall be installed on site until plans showing: • the type of light appliance, • the height and position of fitting, • illumination levels and • light spillage have been submitted to and approved in writing by the Local Planning Authority. The Plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance Note GN08-18 "Bats and artificial Lighting in the UK" published by the Bat Conservation Trust and Institution of Lighting Engineers. Where light spill has the potential to impact core bat habitat, the lighting impact assessment of the reserved matters applications(s) must meet the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy in terms of the methodology for predicting post-development lighting conditions; maintenance of illuminance zones A, B and C, and; lighting design solutions. The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed. This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures. REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to maintain dark conditions at core bat habitat.	Planning Condition 35 for Phase 2 can be partially discharged. The condition can only be fully discharged once a post-development survey has been completed.
	Comments Documents reviewed: Outdoor Lighting Report: Drwg No. P24896-LRA-S38-Ph3-087. (DPL Lighting Limited (2026a)). Outdoor Lighting Report: Drwg no. P24896-LRA-S38-PH3-MF1. (DPL Lighting Limited (2026b)). S38 Street Lighting Phase 2. Drwg. No. P24896-DRG-S38-20. P01. (DPL Lighting Limited, 21.08.2025).	

	S38 Street Lighting Phase 2. Drwg. No. P24896-DRG-S38-21. P01. (DPL Lighting Limited, 21.08.2025). S38 Street Lighting Phase 2. Drwg. No. P24896-DRG-S38-22. P01. (DPL Lighting Limited, 21.08.2025). S37 Street Lighting Phase 2. Drwg No. P24896-DRG-S38-23. P01. (DPL Lighting Limited, 21.08.2025).	
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