

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky
Date: 19/08/2026
Application No.: PL/2026/04258
Proposal: Discharge of condition 3 (Lighting) of PL/2026/02683
Site Address: Bishopstrow House, Boreham, Warminster, BA12 9HH
Case Officer: Mrwan Ali

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
3	No external lighting shall be installed on site until a lighting plan that includes a Lux Plot, is submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.	Amendment required (19/08/2026). The condition aims to prevent light spill into the adjacent wood-pasture habitat and trees used for bat commuting. The lux plots do not show light levels beyond the development footprint, so the extent of spill into neighbouring habitats is unclear. To discharge the condition, please provide lighting modelling that shows light levels at site boundaries and within adjacent habitats.

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date:
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