

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	31/12/2025
Application number:	PL/2025/09341
Proposal:	Variation of condition 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 (approved plans) to allow changes in the Barn 4 design
Site address:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
Case officer:	Isobella Wise

Recommendations:

☐	No Comment
☐	Support
☒	No objection
☐	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA completed

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Planning Heritage Design and Access Statement Addendum, Planning Sphere, November 2025
- Proposed Site Plan, Watson Betram & Fell Architects and Surveyors, November 2025
- Documents associated with PL/2022/01245 and PL/2025/01256

The site comprises a farmstead where conversion of farm buildings into six dwellings has been approved (PL/2022/01245). The current application seeks to vary a number of conditions that will allow for changes to the design of Barn 4.

As per the Planning Heritage Design and Access Statement Addendum, the applicant proposes that three of the conditions relating to ecology (10, 14 and 19) are altered to become compliance conditions rather than pre-commencement conditions. The conditions, as per permission PL/2022/01245, are as follows:

- 10.** No intrusive groundworks or works to the barns the subject of this permission shall commence (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and

h) measures for the protection of the natural environment.

i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

14. No intrusive groundworks or works to the barns the subject of this permission shall commence until an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to the local planning authority for approval in writing. The EMES shall include detailed mitigation and compensation strategies in respect of bats and great crested newts that accord with, and build upon the proposals presented in Section 5.0 of the Bat Roost Characterisation Survey Report (Keystone Ecology, July 2017, Revision 30/01/2019) and the Great Crested Newt Survey (Keystone Ecology, June 2017, Revision 23/01/2019) respectively. Details of mitigation and compensation in respect of bats and great crested newts shall also be illustrated on accompanying site plans. The EMES shall also include final details of proposed ecological enhancement measures in accordance with, and building upon the proposals stipulated in Section 6.8 to 6.9 inclusive of the Preliminary Ecological Appraisal (Keystone Ecology, January 2017), and Section 5.0 of the Bat Roost Characterisation Survey Report (Keystone Ecology, July 2017, Revision 30/01/2019) and the Great Crested Newt Survey (Keystone Ecology, June 2017, Revision 23/01/2019). All proposed ecological enhancement measures shall be presented on an accompanying site plan. The development shall be carried out in strict accordance with the approved EMES.

REASON: To ensure compliance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and Section 41 of the NERC Act (2006); and to ensure full details of all ecological avoidance, mitigation and compensation measures as well as ecological enhancements, are provided and implemented in accordance with Paragraph 118 and 170 of the NPPF, Section 40 of the NERC Act (2006) and CP50 of the Wiltshire Core Strategy (Adopted January 2015).

19. No intrusive groundworks the subject of this permission shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc. There shall be no burning undertaken on site at any time.

REASON: To protect the local amenity from any adverse effects of noise, dust, smoke and odour.

Conditions 10, 14 and 19 were discharged under application PL/2025/01256 referring to a documents titled "*Ecological Mitigation and Enhancement Strategy, Stark Ecology Ltd, January 2025*" and "*Construction Method Statement (CMS) and Construction Environmental Management Plan (CEMP), Ashford Homes, February 2025*". There would therefore be no objection from Ecology to the amendment of these conditions to refer to compliance with the aforementioned documents.

With regard to the proposal to alter the plans for Barn 4 – the proposed alterations include changes to the front door, first floor window, and addition of roof lights. Barn 4 appears to be referred to as Building 9 in the Ecological Mitigation and Enhancement Strategy. This building was found to be used as a common pipistrelle day roost and as previously advised, a licence will be required for works impacting this building (and other buildings within the wider site). As per Appendix A of the approved Ecological Mitigation and Enhancement Strategy, no bat loft or other new bat features were proposed on or within this building, as the replacement roosts will be installed elsewhere within the wider site (and as agreed under the licence application). Therefore, the revised plans will not impact any of the previously agreed mitigation or enhancements, and there is no objection from Ecology.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 31/12/2025
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