

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Abi Gazzard
Date: 13/01/2026
Application No: PL/2025/09260
Proposal: Discharge of Conditions 3 (Scheme of Hard and Soft Landscaping), 5 (Details and Samples of the Materials to be Used for the External Walls and Roofs), 7 (Scheme for the Discharge of Surface Water), 8 (Details of the Works for the Disposal of Sewerage), 10 (Details of all Sustainable Construction Measures), 17 (Details of the Number, Design and Locations of Bat Roosts and Nesting Opportunities for Birds) & 18 (Lighting Plan) **(17 and 18 are relevant to Ecology)**
Site Address: 28 Horsepool, Bromham, Chippenham, SN15 2HD
Case Officer: Jane Sanger

Thank you for consulting Ecology on the discharge of conditions relating to planning permission PL/2025/06493 (erection of one dwelling).

The site comprises a large garden area associated with semi-detached dwellings to the west. It contains hardstanding, vegetated garden with bare earth, and hedgerows. Condition 17 refers to biodiversity enhancements, and Condition 18 refers to wildlife-sensitive lighting.

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
17	Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. REASON: To provide mitigation /enhancement for biodiversity	YES - 'Proposed New Dwelling, Stephen Kingshott MCABE, Katie Kingshott ACABE, July 2024, 0049/21/C, A', and email exchange dated 13/01/2026 with Stephen Kingshott Building Consultancy Ltd Integrated bee bricks, bird and bat boxes are shown on the elevation plans (side and front elevations). The specifications of these have been provided via email, to comprise a Segovia Build-In Woodstone Bat Box, Woodstone Build-In Swift Box, and Green&Blue Bee Brick. It is also noted that plantings are proposed in the Arboricultural Report which will support the required delivery of BNG. The proposed enhancements are

		welcomed and sufficient details provided for Condition 17.
18	Prior to commencement of development, a lighting plan that includes a Lux Plot, shall be submitted to and approved in writing by the local planning authority. The plan shall 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.	YES - 'Lighting Strategy, Lightable, November 2025' The lighting strategy appropriately identifies sensitive receptors (i.e., boundary hedgerow) and lux modelling demonstrates that the proposed lighting will not illuminate identified bat habitats to more than 0.5 lux. The boundary vegetation will not be directly illuminated, with the external light fixtures shown on the northeast and northwest elevations only. The strategy states that external lighting will be operated through PIR detectors, using warm colour temperatures (warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) cause less impacts on bats). Internal lighting will be set back into rooms and not aimed towards windows. Precautions for construction lighting are also provided. The proposed wildlife-sensitive lighting strategy is overall welcomed, and I am satisfied that sufficient details have been provided.

All enhancements and lighting must be implemented in accordance with the details provided. Overall, the information submitted is considered sufficient to enable the discharge of Conditions 17 and 18.

Final sign off – all matters addressed:

Ecologist	Date
Abi Gazzard	13/01/2026