

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/01/2026
Application number:	PL/2025/09349
Proposal:	Reconfiguration and resurfacing of the designated car parking area for the main entrance at Melksham Community Hospital, and the replacement and installation of associated external lighting.
Site address:	Melksham Community Hospital, Spa Road, Melksham, SN12 7NZ
Case officer:	Verity Giles-Franklin

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:

- Preliminary Ecological Appraisal Report and Biodiversity Net Gain Approach, Davidson-Watts Ecology, November 2025
- Planning Statement, NHS Property Services
- Existing Site Plan, Kendall Kingscott, August 2025
- Proposed Site Plan, Kendall Kingscott, August 2025
- Statutory Biodiversity Metric, Freja McCall-Stevenson, November 2025
- Condition assessment sheets

The site comprises an existing car park proposed to be re-configured and re-surfaced. There are areas of grassland and trees at the centre and perimeter of the site.

COMMENTS:

Protected species

There are no statutory or non-statutory designated sites, or consultation zones, within the vicinity of the application site. There are no significant commuting or foraging bat habitats on-site. Bat surveys of the buildings within the wider site (but outside of the redline boundary) revealed no evidence of roosting bats, and none of the trees were found to have suitable roosting features.

The site contains some scattered scrub, which could be used by nesting birds. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. The applicant is advised to check any structure or vegetation capable of

supporting breeding birds and delay removing or altering such features until after young birds have fledged.

The risk proposed to other protected and notable species including badgers, reptiles and amphibians, is considered to be minimal. **The precautionary recommendations outlined in the Preliminary Ecological Appraisal should be adhered to, as secured via a condition.**

In line with NPPF and with CP50, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. The Preliminary Ecological Appraisal's recommendations of bird or bat boxes, and wildlife-friendly plantings, are welcomed, and **biodiversity enhancements should be secured via a condition.**

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (Statutory Biodiversity Metric, Freja McCall-Stevenson, November 2025), condition assessments and map confirming the baseline and predicted post-development biodiversity units of Site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.2 Habitat units
	0.0 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Final confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured.

CONDITIONS:

1.Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Section 6 (Recommendations) of Preliminary Ecological Appraisal Report and Biodiversity Net Gain Approach, Davidson-Watts Ecology, November 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements –such as bird and bat nesting opportunities – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

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

Ecologist Abi Gazzard	Date 14/01/2026
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