

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky (Graduate Ecologist)
Date: 14/01/2026
Application No.: PL/2025/08867
Proposal: Discharge of Conditions 4 (Construction Environmental Management Plan), 5 (Landscape & Ecology Management Plan) and 7 (Surface Water Strategy) of PL/2025/02641 - Retrospective Change of Use from agriculturul use to a log processing, storage and delivery use and erection of a portal framed open-sided barn to replace existing structure
Site Address: Hawkeridge Mill, Mill Lane, Hawkeridge, Westbury, BA13 4LD
Case Officer: Angela Ellis

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
4	Prior to any works commencing on site pursuant to the erection of the portal framed barn, including demolition of the existing structure(s), ground works/excavation, site clearance, and any boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post development BNG Habitat Plan and shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following: a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing. b) Identification of ecological protection areas/buffer zones zone around Bitham Brook. c) Pollution prevention measures. d) Working method statements for protected/priority species, such as nesting birds and reptiles. e) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site. f) Key personnel, responsibilities and contact details	YES - Construction Environmental Management Plan, October 2025, Seasons Ecology.

	(including Site Manager and ecologist/ECow). g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECow and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP. REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.	
5	Prior to any works commencing on site pursuant to the erection of the portal framed barn, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan must be prepared in accordance with the Hawkeridge Mill, Heywood Post Development BNG Habitat Plan and seek to deliver habitats and features to benefit biodiversity as detailed in Section 6.3 of the Biodiversity Net Gain Statement – Statutory Biodiversity Metric (Seasons Ecology, June 2025). The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.	NO - Landscape and Ecology Management Plan, October 2025, Seasons Ecology See comments below.

C5 LEMP

While the plan outlines management measures for the first five years with a subsequent transition to adaptive management, several critical details are missing. Specifically, the document fails to define a mechanism for monitoring the success of management prescriptions against BNG condition assessment criteria, nor does it specify a 30-year or development-lifetime implementation period. Furthermore, the five-yearly review plan in Table 8 omits any mention of the ditch, leaving a gap in the long-term oversight of that feature.

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date
-------------------------------------	------