

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	19/01/2026
Application number:	PL/2025/09621
Proposal:	Variation of conditions 2, 4 and 5 of PL/2023/07329
Site address:	The Elms, Green Lane, Sherston, Malmesbury, SN16 0NP
Case officer:	Isobella Wise

Recommendations:

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

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

The following submitted documentation was reviewed to inform this response:

- External Layout Plan. July 2025. K Ten Consulting

The proposal to vary condition 2 is noted which has implications for condition 5 relating to lighting.

Due to the confirmed bat roost within the existing building and established foraging and commuting routes nearby, the proposed lighting condition remains necessary to minimise impacts on green infrastructure. The amended lighting strategy is acceptable, and provided works follow our original comments in PL/2023/08493, there is no objection to varying condition 2 and we would support the discharge of condition 5 in relation to lighting.

Please note a licence from Natural England will still be required to undertake works. Due to the time lapsed between the surveys, additional bat surveys may be required to support any licence application, please seek advice from Natural England.

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. 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. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 19/01/2026
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