

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Kirsten Pryde (Graduate Ecologist)
Date: 21/01/2026
Application No: PL/2025/08819
Proposal: Discharge of conditions 6 (Scheme for the Future Management and Maintenance), 7 (Scheme for the Collection of Waste), 8 (Landscape and Ecological Management Plan (LEMP)), 17 (External Lighting) and 20 (Scheme to Limit the use of the Approved Access) relating to application PL/2024/00191. (8 and 17 are relevant to Ecology)
Site Address: St Peter's Junior School, The Parade, Marlborough, SN8 1LQ
Case Officer: Helena Carney

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
8	No residential unit on the development hereby approved shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information: a) Description and evaluation of features to be managed; b) Landscape and ecological trends and constraints on site that might influence management; c) Aims and objectives of management; d) Appropriate management options for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5 year period); g) Details of the body or organisation responsible for implementation of the plan; h) Ongoing monitoring and remedial measures; i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall	NO - Statement relating to discharge of condition 8 dated 29 October 2025

	be implemented in full in accordance with the approved details. REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation	
17	No external lighting shall be installed within the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.	YES – Statement relating to discharge of condition 17 29 th October 2025 and Proposed Lighting Layout Drawing Ref: L LW-1370-50

Condition 8

The information submitted is insufficient to discharge the condition. The document does not comprise a Landscape and Ecological Management Plan (LEMP) as required, as it largely sets out a landscape maintenance specification rather than addressing landscape and ecological management. In particular, the submission does not describe or evaluate the landscape and ecological features of the site, identify site-specific constraints, or set out clear management aims and objectives. It also fails to include a five-year management and monitoring programme, details of ecological monitoring and contingency measures, or confirmation of how the plan will be secured, implemented, and communicated to future occupiers in the long term. Further information is therefore required in order to demonstrate compliance with the condition.

Final sign off – all matters addressed:

Ecologist	Date