

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 27/01/2026

Application No: PL/2025/08799

Proposal: Proposed Access Track (Retrospective)

Site Address: Paddock behind Hookside (Graystone Paddock), BA13 4NZ

Case Officer: Lucy Rutter Dowd

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.				

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please note: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the

information available the biodiversity gain planning condition is not considered to apply to this application as

- the current application is retrospective, relating to development that has already been carried out.

Retrospective permissions do not trigger the statutory pre-commencement biodiversity gain condition because the development has already occurred.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Conditions

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by wildlife.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	27/01/2026