

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell (Ecologist)
Date:	02/07/2025 04/03/2026 updated comments
Application number:	PL/2025/03307
Proposal:	Erection of B8 unit and associated works.
Site address:	Land West of Oakleigh Acres, Draycot Cerne, Chippenham, SN15 5LH
Case officer:	Mykola Druziakin James Taylor

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 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:

- Preliminary Ecological Appraisal and Roost Assessment. 25 September 2024. Arbtech;
- Biodiversity Net Gain Assessment. 17 March 2025. Arbtech. Issue. 2;
- The Statutory Biodiversity Metric. 24 January 2025;
- [Detailed Planting Plan 1 of 2. 30 January 2026. NVB. Drawing No. 2502-NVB-XX-XX-DR-L-00051. Rev. P02. Status. S3;](#)
- [Detailed Planting Plan 2 of 2. 30 January 2026. NVB. Drawing No. 2502-NVB-XX-XX-DR-L-00052. Rev. P02. Status. S3;](#)
- [Planting General Arrangement Plan. 30 January 2026. NVB. Drawing No. 2502-NVB-XX-XX-DR-L-00050. Rev. P02. Status. S3;](#)
- [Tree and Planting Schedule. 30 January 2026. NVB. Job No. 2502. Rev. P02;](#)
- Arboricultural Method Statement to BS5837:2012. 14 November 2024. Arbtech;
- Arboricultural Survey to BS5837:2012. 07 October 2024. Arbtech;
- Tree Protection Plan. November 2024. Arbtech. Drawing No. Arbtech TPP 01;
- Arboricultural Impact Assessment. November 2024. Arbtech. Drawing No. Arbtech AIA 01;
- Planning Statement for Full Planning for Land Off B4122, grid reference: 392283 (easting) 179378 (northing). Poulson Architectural Design and Planning Services;
- Site Location Plan. June 2024. Poulson Architectural Design and Planning Services. Drawing No. 324/101;
- [Proposed Site Plan. May 2024. Poulson Architectural Design and Planning Services. Drawing No. 324/103. Rev. d;](#)
- Existing Site Plan. May 2024. Poulson Architectural Design and Planning Services. Drawing No. 324/102.

The application site does not lie within, or adjacent to any sites designated for nature conservation.

Protected Habitats and Species

The surveys, although undertaken outside of the optimal survey season, provide an indication of the habitats present on site to be impacted by the proposals.

The Preliminary Ecological Appraisal and Roost Assessment identified the site as providing limited potential to support bat species. The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. All trees and hedgerows onsite are to be retained, and therefore any possible roosts associated with these features will be retained. The construction of the B8 unit will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats. Therefore, it is my view that there is no mechanism for adverse effect on bat species.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF require that development should deliver enhancements for wildlife.

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 (24 January 2025) confirming the baseline and predicted post- development biodiversity units of Site has been submitted (including the condition assessment sheets and maps).

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	2.34 Habitat units
	0.74 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No

Has any habitat degradation of occurred?	No
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The Biodiversity Gain Plan condition will require the submission of a Biodiversity Gain Plan demonstrating how the biodiversity objective (10% biodiversity net gain) will be met. The development can only legally commence once the Biodiversity Gain Plan condition has been discharged.

The Biodiversity Gain Plan must be accompanied by a completed Biodiversity Metric with the following issues addressed:

- Other Neutral Grassland is unlikely to achieve “good” condition within this environment, we would advise that the proposed condition should be revised to a more appropriate target.
- The Detailed Planting Plans do not match the Proposed BNG Habitats within the ‘A-2 On-Site Habitats Creation’ tab of The Statutory Biodiversity Metric. 24 January 2025. 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.

In order for the council to fulfil its BNG monitoring responsibilities. A Biodiversity Net Gain On-site 30 year Monitoring Fee must be paid prior to commencement of development and secured via legal agreement. In the absence of a S106 the fee can be paid by a section 111 agreement. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

CONDITIONS:

1. Compliance with submitted documents

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

- Preliminary Ecological Appraisal and Roost Assessment. 25 September 2024. Arbtech;
- Biodiversity Net Gain Assessment. 17 March 2025. Arbtech. Issue. 2;
- The Statutory Biodiversity Metric. 24 January 2025;
- Arboricultural Method Statement to BS5837:2012. 14 November 2024. Arbtech;
- Tree Protection Plan. November 2024. Arbtech. Drawing No. Arbtech TPP 01;
- Arboricultural Impact Assessment. November 2024. Arbtech. Drawing No. Arbtech AIA 01.

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

2. Habitat Management and Monitoring Plan

No development shall commence on site until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a Maintenance Period of 30 years from the completion of development; and
4. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed, maintained and monitored in accordance with the approved HMMP.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the delivery of biodiversity net gain.

3. Lighting

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 bats.

INFORMATIVES:

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 from March to August inclusive. 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.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Final sign off – all matters addressed:

Ecologist Jessica Cracknell	Date 02/07/2025 04/03/2026
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