

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	27/01/2026
Application number:	PL/2026/00041
Proposal:	Discharge of condition 3 (External Lighting) and condition 5 (Hard and Soft Landscaping) of PL/2024/11526 - Change of use of existing public house (Sui Generis) to five one bedroom and three two bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping.
Site address:	Sir Audley Arms, Audley Road, Chippenham, SN14 0DY
Case officer:	Rose Fox

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity Gain Plan (08/12/2025, Jay Allen)	YES 27/01/2026
Biodiversity metric	Statutory Biodiversity Metric (23/09/2024, Richard Roe)	YES 27/01/2026
Pre-development habitat plan	Protected Species Report & BNG Assessment (27/01/2025, Kingdom Ecology)	YES 27/01/2026
Post-development habitat plan	Protected Species Report & BNG Assessment (27/01/2025, Kingdom Ecology) Landscaping External Works & Enclosures Plan (12/2025, Ian Sullivan Architecture Ltd) Proposed Site Layout (PLC Architects)	YES 27/01/2026
Habitat Management and Monitoring Plan	Habitat Management and Monitoring Plan (07/12/2025, BlueJay Ecology)	YES 27/01/2026 A HMMP was not conditioned for this planning permission, but it has been taken into consideration during the assessment of this Gain Plan.

The submitted documents are sufficient to enable discharge of the gain plan condition.

Condition No.	Information required by condition	Satisfactorily addressed (Document & Date)
3	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 plans will be in accordance with the	YES - Landscaping External Works & Enclosures Plan (12/2025, Ian Sullivan Architecture Ltd)

	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: In the interests of conserving biodiversity	
5	No part of the development shall be occupied until a detailed scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: • location and current canopy spread of all existing trees and hedgerows on the land; • full details of any trees and hedgerows to be retained, together with measures for their protection in the course of development; • a detailed planting plan and specification showing all plant species, supply and planting sizes, and planting densities along with means of temporary support; • finished levels and contours; • means of enclosure; • car park layouts; • other vehicle and pedestrian access and circulation areas; • all hard and soft surfacing materials; • minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); • proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc); • retained historic landscape features and proposed restoration, where relevant. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.	YES - Landscaping External Works & Enclosures Plan (12/2025, Ian Sullivan Architecture Ltd)

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date: 27/01/2026
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