

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Abi Gazzard
Date: 30/03/2026
Application No: PL/2026/01378
Proposal: Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504
Site Address: Land South of Western Way, Melksham, Wilts
Case Officer: Steven Sims

Thank you for consulting Ecology on the discharge of conditions relating to planning permission PL/2022/08504 (erection of up to 210 dwellings; approved at appeal).

The site comprises two arable fields. Reptile surveys have confirmed the presence of slow worm and grass snake. The site may also be used by GCN and badgers, and the site's hedgerows have been used by commuting Annex II bat species. Condition 18 refers to a Construction Management Strategy and is not specific to protected species considerations. It is noted that a Construction Environmental Management Plan – with reference to protected species – is required under Condition 16.

It is also noted that an application for the reserved matters (PL/2025/07391) pursuant to the outline permission is currently under consultation.

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
18	No development shall commence on site (including any works of demolition), until a Construction Management Statement (CMS), together with a site plan has been submitted to and approved in writing by the Council. The CMS shall include the following: • point of access into the site for construction vehicles; • the parking of vehicles of the site operatives and visitors; • loading and unloading of plant and materials; • storage of plant and materials used in constructing the development; • the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; • wheel washing facilities;	NO (30/03/2026) <i>Documents submitted:</i> -<i>Technical Note 1, arcitrans, February 2026</i> -<i>Construction Method Statement, BDW Trading Ltd, February 2026</i> I have considered the ecology-related aspects of the submitted construction method statement (CMS). Appendix 1 details suitable general measures to ensure dust pollution is minimised. Appendix 4 refers to light pollution measures. However, lighting types,

	• measure to control the emission of dust and dirt during the construction; • a scheme for the recycling/disposing of waste resulting from demolition and construction work; • working hours, including deliveries • details of drainage arrangements during the construction phase; • large vehicle and delivery routing plan; • communication procedures with the Council and local community regarding key construction issues (newsletters, fliers etc.) The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS.	locations, and timings have not been provided. It is not clear whether suitable dark buffers will be retained during construction. Dark corridors must be maintained around the site's peripheries and through the central hedgerow, which were found to be used by commuting and foraging bats. Appendix 7 outlines protections for ecological features, though is not specific. As per information submitted for the REM application, a strip of land at the northern boundary will become the reptile translocation area. This boundary includes existing hedgerow and scrub. Heavy machinery should not be operated here, and this area should not be used to store equipment/heavily disturbed. The CMS should include a plan showing the reptile exclusion fencing and boundaries/protections of the reptile habitat at the north. Further, it must be made clear how the ponds bordering the site at the northwest will be protected. NB. It is acknowledged that plan 003 on the final page of the CMS includes 'GCN fencing' in the legend, but it is not clear where this is on the map.
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Overall, further information submitted is required to determine that ecological features have been appropriately considered in the CMS.

Final sign off – all matters addressed:

Ecologist	Date