

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Abi Gazzard
Date: 01/04/2026
Application No: PL/2026/01270
Proposal: Discharge of Conditions 6 (TPO Protective Fencing) and 13 (Construction Environmental Management Plan (CEMP)) of PL/2022/05120 - The erection of a five bedroom detached dwelling with attached double garage and associated private gardens with vehicular access off Ashton Rise, including the re-routing of an existing footpath
Site Address: Land off Ashton Rise, Hilperton, Trowbridge
Case Officer: Steven Sims

Thank you for consulting Ecology on the discharge of conditions relating to planning permission PL/2022/05120 (new dwelling). The application site is located within a Bechstein's bat core roost buffer of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC). The site also falls within the yellow zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS), associated with this SAC.

At the time of the initial application, the ecologist noted that habitats within the application site comprised mainly bare ground with a small area of modified grassland bounded by fencing on the north, east and south boundaries, and by a hedgerow on the western boundary. As per recent aerial imagery, the site now fully contains grassland and potentially some scrubby areas, with hedgerow remaining at the western boundary. A strategic TWBMS mitigation contribution was secured via a unilateral undertaking as part of the approved application, for habitat-related mitigation. The conclusion of the previous AA is considered to remain valid.

This Discharge of Conditions application concerns Conditions 6 (hedgerow protection) and 13 (CEMP).

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
6	No development shall commence on site until details of protective fencing for the protection of the mature hedgerow subject to a TPO located adjacent the western boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. REASON: In order that the development is undertaken in an acceptable manner and to enable the Local Planning Authority to ensure the	YES "Hedgerow Protection Plan, Condition 6 Discharge, Planning Ref: PL/2022/05120" Heras fencing will be erected along the western boundary (hedgerow) to establish a 3m buffer zone. The plan states that no excavations, materials, machinery or compounds will encroach on this area. It is noted that the Arboricultural Officer is satisfied with the plans provided.

	protection of the mature hedgerow subject to a TPO	From an ecological perspective, sufficient information has been provided to demonstrate the hedgerow will be retained and protected during construction.
13	Prior to the commencement of works, including demolition, ground works/ excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following: a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing. b) Working method statements for protected/priority species, such as nesting birds and reptiles. c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only. d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site. e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW). f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP. REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable	YES “Construction Environmental Management Plan, Hyland Edgar Driver, February 2026” The CEMP details suitable provisions for protected wildlife such as nesting birds and reptiles, including via sensitive site clearance (and appropriately timed works), phased vegetation removal, and the covering of any excavations left overnight. Ecological protection areas (i.e., hedgerow) are identified and align with information submitted for Condition 6. The responsibilities of key personnel are sufficiently detailed, including, e.g., toolbox talks and CEMP implementation. Overall, I am satisfied that the requirements of Condition 13 have been appropriately addressed in the submitted CEMP.

All mitigation must be implemented in accordance with the details provided. Overall, the information submitted is considered sufficient to enable the discharge of Conditions 6 and 13.

Final sign off – all matters addressed:

Ecologist	Date
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Abi Gazzard	02/04/2026
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