

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Patrick Olshansky
Date: 28/05/2026)
Application No.: PL/2026/02353
Proposal: Discharge Conditions 8,9,10,11,12,15 and 16 on PL/2024/07482 - Material change of use of land for the stationing of caravans for residential purposes with dayrooms and hardstanding ancillary to that use (Resubmission of PL/2023/04820)
Site Address: Land at Clay Pitts, Greenhill, Royal Wootton Bassett, SN4 8EH
Case Officer: Hilary Quixley

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
8	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 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 the functionality of the local area for biodiversity and to minimise unnecessary light spillage above and outside the development site.	No relevant lighting information has been provided (28/05/2026). The submission contains guidance documents only. The Preliminary Ecological Appraisal (V3) notes that the development could increase lighting levels in surrounding habitats if no mitigation is in place. If lighting is required for safe access or security, the applicant should supply the required details and confirm that the design follows GN08/23 on bats and artificial lighting. If no lighting is proposed, a short statement confirming this and explaining why should be provided or referenced if already submitted.
15	Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for wildlife in accordance with the Preliminary Ecological Appraisal (V3) shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall	A minor amendment is needed (28/05/2026). The number and locations of the wildlife features have been submitted as required, and these are shown on an enforceable site plan. That part of the condition is met.

	be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development. REASON: To provide enhancement for biodiversity	However, the design of the features also needs to be provided where relevant for example the make/model of bird and bat boxes, or simple descriptions/drawings for hibernacula or permeable features in line with best practice. Both the Preliminary Ecological Appraisal (V3) and the initial ecology response recommend installing bat boxes. These should be included on suitable south- or west-facing elevations at around 3–5 m height.
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Final sign off – all matters addressed:

Ecologist: Patrick Olshansky	Date:
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