

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	28/05/2026
Application number:	PL/2026/01038
Proposal:	Change of use of part of the commercial yard from Sui Generis (car spares) to a self-storage facility, including the installation of 118 storage containers, widening of the site access, and the erection of security fencing with associated works
Site address:	Langfords Car Spares, Semley, Shaftesbury, SP7 9AQ
Case officer:	Joe Richardson

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, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Ecological Impact Assessment, Darwin Ecology, October 2024
- Biodiversity Net Gain Assessment, Darwin Ecology, November 2025
- Condition Assessment Sheets, Jonathan Bayliss
- Statutory Biodiversity Metric, Nathan Biggs, November 2025
- Cover Letter and Planning Statement, Brimble Lea, February 2026
- Proposed Site Plan, Brimble Lea, April 2024, Rev F
- 'Proposed Lighting Details' and copy of email [25/03/2026] containing lighting scheme, uploaded April 2026

The site comprises a car recycling site where it is proposed to create a self storage facility, involving the widening of site access, installation of storage containers and new fencing. The site is bordered by woodland to the southeast and northeast, connecting to grassland fields and woodland patches further beyond.

COMMENTS:

Protected species and habitats

Background

A walkover survey was conducted in June 2024, and visited again in November 2025. The site contains sparsely vegetated urban land (stone chippings) and bramble scrub along the fenceline. Along the road verge at the site entrance there is a section of modified grassland.

Bats

There are no structures within the site suitable for use by roosting bats. Nonetheless, the ecology report recommends a toolbox talk from a licensed bat ecologist, prior to the clearance of any stored cars. **The report's recommended mitigation should be secured via condition.**

The site is bordered by woodland to the southeast and northeast, connecting to grassland fields and woodland patches further beyond. The surrounding landscape therefore provides good foraging and commuting opportunities for bats. The proposed lighting scheme comprises warm light temperatures and directional fittings that face away from the site boundaries. **The Proposed Site Plan, showing the lighting layout, should be secured via condition.**

Great Crested Newts (GCN)

Habitat Suitability Index assessments were undertaken of all ponds within 500m of the site. In particular, there was one pond 35m north of the site boundary, but this was found to be of below average suitability for use by GCN. The site itself arguably contains habitats of negligible value for amphibians. The ecology report recommends the submission of a Construction Environmental Management Plan (CEMP) to include precautionary measures for GCN. Given the scale of this application and habitats to be impacted, a full CEMP is not considered necessary, but a **Construction Method Statement (CMS) is recommended to be secured via condition.**

Other

The CMS should also detail precautionary measures for badgers, nesting birds and reptiles. Further, it must include measures to ensure the surrounding woodland remains protected from impacts such as dust, noise and light pollution during the construction phase. This is because much of the woodland connects to Semley Common County Wildlife Site (CWS) as well as Coppit Dennis CWS, containing areas of ancient woodland.

In line with the NPPF and CP50, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. As such, **ecological enhancements, whether achieved via BNG or otherwise, should be secured via a condition.** The ecology report's suggestions of bat boxes are welcomed.

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, condition assessments and map (*'Biodiversity Net Gain Assessment, Darwin Ecology, November 2025'*; *'Statutory Biodiversity Metric, Nathan Biggs, November 2025'*) confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.67 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

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. It is proposed to achieve a net gain by creating new scrub and planting 18 trees.

CONDITIONS:

1. Compliance with submitted documents

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

- Section 6 (mitigation) of the Ecological Impact Assessment, Darwin Ecology, October 2024
- Biodiversity Net Gain Assessment, Darwin Ecology, November 2025
- External lighting as shown on Proposed Site Plan, Brimble Lea, April 2024, Rev F

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

2. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to the woodland, bats, great crested newts, badgers and nesting birds. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

3. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat boxes, refugia or invertebrate blocks – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 28/05/2026
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