Wiltshire Council

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	04/06/2026
Application No:	PL/2026/02984
Proposal:	Variation of condition 4 (Approved Plans) relating to application PL/2022/08744
Site Address:	Devizes Community Hospital, New Park Road, Devizes, SN10 1EF
Case Officer:	Helena Carney

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
X	Objection - further information required
	Objection in principle
	HRA.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Ecological Mitigation – coherent ecological networks.	CP50, NPPF	Confirmation that the Dark Zone remains unchanged in position and width.	**No**

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.
Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Although the dark zone along the Kennet and Avon Canal to the north has been retained on the new Indicative Ecology Parameter Plan APD-05-25-35 (Apex Planning, April 2026), insufficient information has been provided to demonstrate that it secures the same level of lighting restriction as the Dark Zone/Dark Corridor shown on the Illustrative Green Infrastructure and Ecology Parameter Plan DH-AFA-XX-ZZ-DR-A-1150 Revision P3, approved under the parent application. In particular, it is not possible to determine if it has the same width or is positioned the same distance from the southern edge of the canal.

Evidence is therefore required to demonstrate that the proposed dark zone/dark corridor accords with the approved Dark Zone/Dark Corridor in terms of its width and position, including its distance from the southern edge of the canal. The plan should be amended to show measured dimensions so that this can be clearly verified.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application was made under section 73 of the Town and Country Planning Act 1990 and:

- the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
- the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

These comments are made on the assumption that all previously imposed ecology conditions will be re-applied to any permission, if forthcoming.

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

Ecologist	Date