

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	10/06/2026
Application number:	PL/2026/00433
Proposal:	Change of use of Paddock 1 from touring pitches (occupied by touring caravans or motor homes) and caravan storage to Padel Tennis Facility comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating area
Site address:	BLACKLANDS LAKES LTD, KNIGHTS MARSH FARM, STOCKLEY, CALNE, SN11 0NQ
Case officer:	Samantha Stockley

Recommendations:

	No Comment
	Support
	No objection
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed/required

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecological Impact Assessment. January 2026. Halpin Robbins
- Biodiversity Net Gain Assessment. January 2026. Halpin Robbins
- BNG Baseline including revised red line boundary. April 2026. Smart Land Management and Ecology
- BNG LMP Map April 2026. Smart Land Management and Ecology
- Statutory Biodiversity metric. April 2026. Roger Griffin

Protected Species and Habitats

The site comprises largely of an area of artificial unvegetated unsealed surface, bordered by hedgerows and trees and a mown grass verge. The revised red line boundary also includes an area of modified grassland and ditch to the north.

Although the site lies in close proximity to Local Wildlife Site Calne Without Meadows and Blacklands Farm Down being functionally linked through connected mature hedgerows. The nature and scale of the proposal within the existing campsite development is considered to have negligible impact upon the sites.

Two timber framed buildings exist within the development boundary and will be moved without being dismantled to a new position on site. The buildings were assessed as having negligible

potential to support roosting bats. The Ecological report recommends moving the buildings outside of the bird nesting season and after a pre commencement check by an ecologist, which is welcomed.

Three lakes exist in close proximity, 2 of these are stocked for fish and the third, a wildlife pond has numerous waterfowl. GCN were scoped out of consideration as the majority of the site consists of artificial, unvegetated, unsealed surface with narrow hedgerows sparsely vegetated at the bases. The inclusion of the ditch within the red line boundary however alters this and although impacts on GCN are considered low, a CEMP will be required to ensure no works are carried out within 5m of this habitat and should include contingencies in the unlikely event GCN are encountered. This could be secured by condition.

No evidence of any protected or notable species were recorded on site during the surveys, however a number of measures were included within the ecology report to enhance the site in section 4.2.2 in line with Core Policy 50, no net loss, which is welcomed. These measures should be secured by condition.

BNG

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 (Statutory Biodiversity metric. April 2026. Roger Griffin) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets (if applicable) and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	2.39 Habitat units
	2.53 Hedgerow units
	0.55 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

The proposed BNG is considered 'significant' due to:

- the BNG proposed (including creation of medium distinctiveness habitats of ditches rural trees and species rich native hedgerows).

A Habitat Management and Monitoring Plan (HMMP) will be required and should be secured via condition.

In order for the council to fulfil its BNG monitoring responsibilities, a Biodiversity Net Gain On-site 30 year Monitoring Fee must be secured through a Section 111, Section 106 or Unilateral Undertaking at the time of permission with contributions secured prior to commencement. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

In order for the council to fulfil its monitoring obligations, the BNG monitoring fee would be £6,200 plus legal fees payable on commencement of development.

CONDITIONS:

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

- Ecological Impact Assessment Section 4.2.2. January 2026. Halpin Robbins

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

2. 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).

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.

3. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 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 the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES:

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 10/06/2026
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