

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                                                                                                                                                                                                                                                                              |
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| <b>Officer name:</b>       | Jenna Buss                                                                                                                                                                                                                                                                                                                   |
| <b>Date:</b>               | 06/07/2026                                                                                                                                                                                                                                                                                                                   |
| <b>Application number:</b> | PL/2026/02895                                                                                                                                                                                                                                                                                                                |
| <b>Proposal:</b>           | Land West of Marlborough Road, Royal Wootton Bassett                                                                                                                                                                                                                                                                         |
| <b>Site address:</b>       | Application for the approval of reserved matters following PL/2024/08724 relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett. |
| <b>Case officer:</b>       | Audrey Lo                                                                                                                                                                                                                                                                                                                    |

### Recommendations:

|   |                                                |
|---|------------------------------------------------|
|   | No Comment                                     |
|   | Support                                        |
|   | No objection                                   |
|   | Condition (no objection subject to conditions) |
| x | 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:

- Landscape Strategy Plan 13816-FPCR-XX-XX-DR-L-0001. April 2026. FPCR
- Section 38 & Street Lighting Plan ENG\_005. April 2026. RACE
- Detailed Planting Plan Sheets 1-8 13816-FPCR-XX-XX-DR-L-0003 to 0010. April 2026. FPCR
- Sheet Location Plan 13816-FPCR-XX-XX-DR-L-0002. May 2026. FPCR
- Planting Schedule 13816-FPCR-XX-XX-DR-L-0011. May 2026. FPCR
- Arboricultural Assessment and Method Statement. April 2026. FPCR
- Hard Landscaping Plan. April 2026. Miller Homes
- Boundary Treatments Plan. Miller Homes

A number of ecological features are present on site, as identified during the outline permission application [PL/2024/08724](#). The outline permission ensured retention and protection of these features excepting the hedgerow clearance required for access and visibility as agreed in the Sketch Layout RICH230313 SKI.01. May 2024. Thrive Architects.

Review of the submitted Reserved Matters drawings indicates a number of potential departures from the habitat retention and enhancement strategy previously presented and agreed at outline

stage. Further clarification and supporting information are therefore required in respect of the following matters:

- The vegetation link previously proposed along the northern boundary appears to have been removed, resulting in a reduction in east-west habitat connectivity across the site.
- Plot 29 appears to encroach into the centrally located habitat corridor identified for retention. This would require the removal of existing vegetation and may adversely affect foraging and commuting opportunities for bats. The retention of this corridor should be demonstrated.
- The provision of additional parking adjacent to the allotments appears to have increased the width of the road corridor, resulting in a reduction in the extent of vegetation previously proposed.
- The orchard has been relocated and appears to be reduced in size compared to the approved outline proposals. In addition, the proposed vegetation within this area differs from that previously presented. Clarification is required regarding these changes and their ecological implications.
- The proposed pumping station appears to be located substantially closer to the boundary feature than previously indicated. Given the presence of a watercourse along this boundary, it must be demonstrated that the structure is located outside the riparian zone and that there are no implications for Biodiversity Net Gain calculations.
- Amendments to the road layout appear to have increased the extent of removal of the central hedgerow. Clarification is required regarding these changes and their ecological implications.
- The Arboricultural Assessment identifies the removal of an additional section of the central hedgerow that was not previously proposed for loss. Further justification and assessment of the ecological impacts are required.
- Clarification is required regarding the extent of habitat loss associated with the proposed cellular storage areas and how this has been accounted for within the ecological proposals.
- Parking provision associated with Plot 45 appears to encroach into an area of existing habitat that would require removal, contrary to the habitat retention strategy approved at outline stage.
- The arboricultural information indicates that a substantial section of the western boundary vegetation requires removal. No details have been provided regarding replacement planting or habitat compensation measures. This information should be submitted.
- The introduction of an additional hedgerow within the biodiversity enhancement area is welcomed; however, no justification has been provided for its inclusion, nor has the rationale for its proposed location been explained. Further details should therefore be submitted.

Overall, the applicant should provide a clear comparison between the approved outline ecological strategy and the Reserved Matters proposals, identifying all areas of habitat loss, retention, enhancement and creation, together with an assessment of any implications for protected species, habitat connectivity and Biodiversity Net Gain delivery.

There does appear to be an increase in planting in the south-west parcel adjacent to the attenuation basin which is welcomed.

The Tree retention Plan within the Arboricultural Report demonstrates the extent of habitat removal not previously agreed, the central hedgerow will be significantly impacted as will the western boundary, neither of which appear to include replacement planting within the detailed planting plans. Clarification on this habitat loss is required and the details of the proposed planting to compensate the loss of these features in line with the outline permissions granted is required.

## Lighting

The Section 38 and Streetlighting Plan is welcomed. However, a detailed lighting strategy, including lux contour plans, should be submitted demonstrating the predicted light spill across the site and its boundaries. The information should clearly show that retained habitat features, ecological corridors, hedgerows, watercourses and other areas of ecological value will remain suitably dark and will not be adversely affected by artificial lighting.

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. . Light 8A is proposed to be situated within the centre of the existing hedgerow which may have significant impacts on commuting and foraging bats.

## 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 Arboricultural Assessment and Method Statement (April 2026) has identified the presence of 5 veteran trees. The existing baseline metric will require amendment to include these trees as irreplaceable habitat within the BNG metric baseline.

The alterations to design and landscaping as outlined in the updated Landscape Strategy Plan may impact the BNG calculations. These will be required to be updated in order to discharge the gain plan

## Final sign off – all matters addressed:

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| Ecologist<br>Jenna Buss | Date |
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