

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Elizabeth Burrows

Date: 15/07/2026

Application No.: PL/2026/01153

Proposal: Discharge of conditions 7 (Lighting), 9 (SUDS), 10 (CEMP), 12 (LEMP), 13 (Contamination) and 16 (Archaeology) relating to application 20/00379/OUT following Appeal Ref: 3321957.

Site Address: Land at Southwick Court Farm, South of Trowbridge

Case Officer: Jemma Foster

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
7	Lighting	No
10	Construction Ecological Management Plan	No
12	Landscape and Ecological Management Plan	No

Condition 7 – Lighting

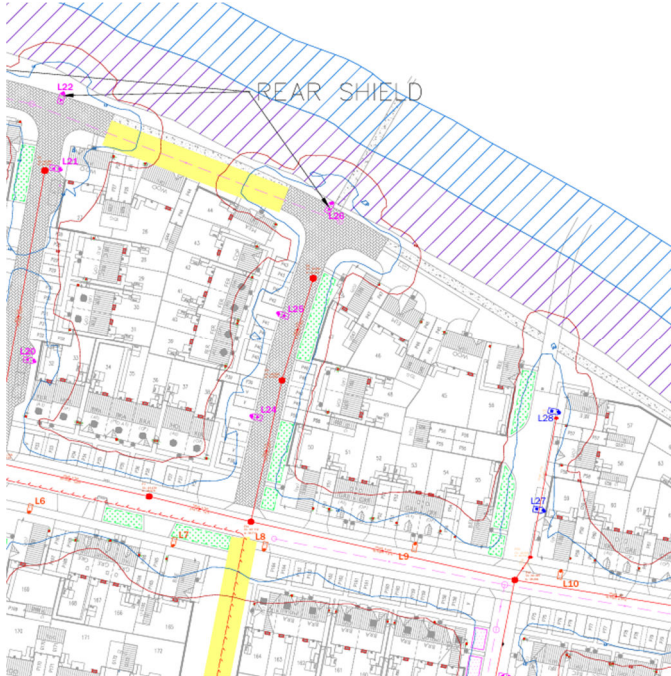
The following submitted documents have been submitted in pursuant of the discharge of Condition 7 which requires compliance with the approved Lighting Parameters Plan Ref 150202.

- Proposed Private Lighting Layout 1 of 2. Drawing number: WLC1381-1300-001 R8. (WLC, 25/11/2026).
- Proposed Private Lighting Layout 2 of 2. Drawing number: WLC1381-1300-002 R8. (WLC, 25/11/2026).
- Proposed Adoptable Lighting Layout 1 of 2. Drawing number: WLC1381-1300-001 R2. (WLC, 25/11/2026).
- Proposed Adoptable Lighting Layout 2 of 2. Drawing number: WLC1381-1300-002 R2. (WLC, 25/11/2026)

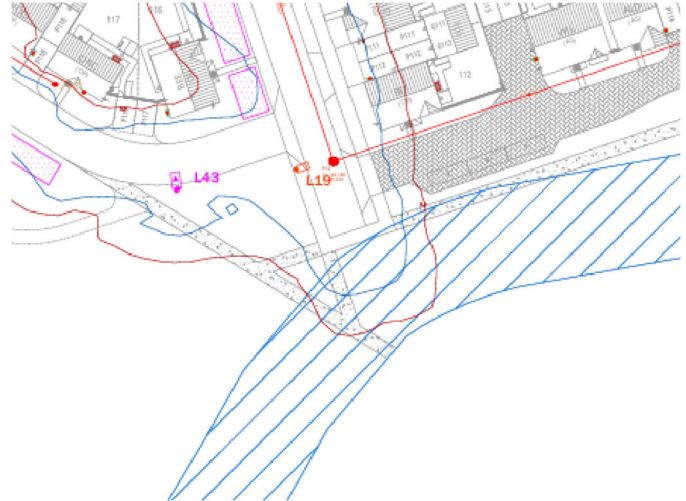
Lighting exceeds the parameters of the approved Lighting Parameters Plan (Ref. 150202) at two locations along the northern boundary and one location along the south-eastern boundary. At two of these locations (see extracts below), the elevated light levels are likely to diminish the suitability of core bat habitat for foraging and commuting bats and are therefore considered unacceptable.

Unless satisfactory evidence is provided to justify this departure from the approved Lighting Parameters Plan, the lighting strategy must be revised to comply with the approved parameters.

Extract from Proposed Private Lighting Layout 1 of 2



Extract from Proposed Adoptable Lighting Layout 2 of 2.



Condition 10 - Construction Ecological Management Plan

The Construction Ecological Management Plan (ge consulting, 20 September 2025) has been submitted in pursuant of the partial discharge of Condition 10 has been reviewed. The submitted CEMP only seeks to address ecology matters required by Condition 10. The CEMP must be amended to address the following issues before this condition is discharged.

- Section 2.5 should be amended to include all protected and notable species that may be present within or adjacent to the works area, including, but not limited to, otter and water. In addition, the requirement to cease works and consult the Ecological Clerk of Works (ECoW) should be expanded to include the discovery of any evidence indicating the presence of protected or notable species, including but not limited to burrows, tunnels, holts, nests, resting places, feeding remains, tracks, and droppings. The section should also clearly state the legal obligations associated with this requirement, including the need to avoid offences under relevant wildlife legislation and the requirement that works do not recommence until appropriate ecological advice has been obtained and any necessary mitigation, and licensing have been implemented.
- 4.2. The Programme of Ecological Works must be amended to include installation of protective fencing and planting requirements in accordance with 2.1 Landscape phasing plan of the LEMP.
- 5.1.1 states that the required Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of TBMS zones A and B and predevelopment provision of hedgerow mitigation/ translocation along Firs Hill A361 is outlined within the Planting Plan Schedule & Specification notes (PGLA 2025) and Landscape Ecological Management Plan (GE Consulting 2025). As required by the condition and to ensure the predevelopment requirements are implemented at the required time the hedge translocation and phasing requirements should be specified in the CEMP and not just referenced.
- 5.1.2 must be amended state that protective fencing must encompass all land within Biodiversity Protection Zones as specified on Figure 1 not just hedgerows and treelines. The timing of the fence instillation must be specified.

- 5.1.4. A plan identifying the location of all trees with bat roost potential within and adjacent to the works area should be included. In addition, this section should include a requirement for consultation with the Project Ecologist prior to undertaking any unplanned or unexpected works to trees, including but not limited to limb removal, crown reduction, pruning, or the removal of damaged or potentially hazardous branches
- 5.1.5 This section must be amended to cover all anticipated works to the Lambrok Stream including footpath creation and surface water outfall connection. In addition the requirement for otter and water vole survey should be extended cover all vegetation removal or earth works within the Biodiversity Protection Zone along Lambrok Stream.
- 5.2.3. Lighting restrictions need to be amended to include lighting restrictions within TBMS Zones A and B.
- 5.2.4 This section needs to be amended to detail measures required in the event the protected species were found within the footprint of the causeway at Lambrok Stream and outfalls.
- Figure 1. Figure 1 must be amended to demonstrate that the Biodiversity Protection Zones (Section 3) encompass all the land within TBMS Zones A and B with measured buffer distances and in accordance with the submitted Condition 10 -Composite Planning Layout. The Biodiversity Protection Zones as mapped on Figure 1 must extend along the whole of Lambrok Stream to ensure all works in this area are subject to protection measures. Leaving a gap in the fencing indicates that works here can commence unconstrained. The Biodiversity Protection Zones shown on Figure 1 must be amended to address these issues.

Condition 12 Landscape and Ecological Management Plan

To discharge Condition 12, the LEMP must be amended to clearly identify and specify the management objectives of the site's key ecological feature Lambrok Stream. This feature is not currently given sufficient prominence or associated management objectives to ensure the long-term ecological outcomes required by the parent applications Ecological Assessment Report (engain, 2 February 2021).

Lambrok Stream should be listed in Table 1 and Table 3 with specific management objectives reflecting the mitigation and enhancement measures set out in Section 7 of the Ecological Assessment Report.

Specifically the LEMP should also provide specific management and enhancement measures for Lambrok Stream, to meet the primary objective of maintaining habitat connectivity for the protected species it supports.

Features at the culverts and adjacent land required to maintain ecological connectivity are not shown on the Culvert Sections. Dwg Ref: 0844-108 (Wain Homes, May2026) or Typical Return Detail. Dwg Ref: IN5100_GG_XX_XX_DR_X_006. *GeoGrow, 08/06/2026).

Features designed to facilitate safe wildlife passage through the culvert, including provision of a dry ledge or passage, barriers along the deck to discourage wildlife from crossing at road level, and appropriate landscaping to funnel animals towards the culvert must be specified on plans and included in Tables 1 and 3.

Section 4.3 (Management Constraints) should be updated to cover all protected and notable species including those associated with Lambrok Stream to ensure management activities do not result in harm to them.

The LEMP must be amended to address the issues raised and re-submitted to the LPA for approval.

Final sign off – all matters addressed:

Ecologist:	Date:
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