

## Council Planning Consultation Response

### ECOLOGY

|                        |                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Officer name:</b>   | Elizabeth Burrows                                                                                                                                                                          |
| <b>Date:</b>           | 17/07/2026                                                                                                                                                                                 |
| <b>Application No:</b> | PL/2026/01555                                                                                                                                                                              |
| <b>Proposal:</b>       | A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 |
| <b>Site Address:</b>   | Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS                                                                                                                               |
| <b>Case Officer:</b>   | Alex Jelly                                                                                                                                                                                 |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input checked="" type="checkbox"/> | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input type="checkbox"/>            | HRA.                                           |

### Further Information Required:

|   | Issue      | Policy/Legislative Compliance  | Date information requested & Further information required | Satisfactorily addressed (Document & Date submitted) |
|---|------------|--------------------------------|-----------------------------------------------------------|------------------------------------------------------|
| 1 | Mitigation | CP50, NPPF, Condition 5 and 17 | Amended layout to accord with the EMMP (once approved)    | 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.

### Information considered:

Technical Note. Ecological Compliance Statement. (ead ecology, 24/03/2025).  
Ecological Mitigation and Management Plan. (ead ecology, May 2026)

### COMMENTS:

There is an expectation that the development will deliver mitigation and enhancement measures broadly in accordance with the Ecological Constraints and Opportunities Plan (ES Chapter 10: Biodiversity, EAD Ecology, 14/12/2023), measures detailed in Table 10.8 of ES Chapter 10 and the approved (condition 5) Parameters Plan – Composite (Masterplan Ref. 417A Rev. B, Origins, 19/12/2023).

The detailed framework for implementing these mitigation and enhancement measures is to be secured through the Ecological Mitigation and Management Plan (EMMP), which is currently the subject of a

discharge of condition application (PL/2026/03321 – Discharge of Condition 17 (Ecological Mitigation and Management Plan) of PL/2023/11188).

Until the EMMP has been approved, it cannot be confirmed that this Reserved Matters application accords with the required ecological mitigation strategy. As set out in Ecology's consultation response to application PL/2026/03321, there appear to be several significant departures from the Ecological Constraints and Opportunities Plan (ES Chapter 10: Biodiversity, EAD Ecology, 14/12/2023), the measures identified within Table 10.8 of ES Chapter 10, and the approved Environmental Parameters Plan – Composite (Drawing No. 18045\_520 Rev. E). These departures raise significant concerns regarding whether the necessary ecological mitigation measures will be delivered.

The applicant should refer to Ecology's comments on application PL/2026/03321 for full details. In summary, the bat corridors identified within the approved plans, together with the associated hedgerows and species-rich and wildflower grassland habitats, appear to have been reduced in extent, fragmented, or removed entirely in some locations. Consequently, habitat connectivity and commuting functionality for bats in both the north–south and east–west directions would be substantially diminished and may be lost altogether in certain areas.

There also appears to be a reduction in the extent of hedgerow planting, wildflower meadow creation, and other semi-natural grassland habitats within Phase 1, particularly along site boundaries and within the linear habitat corridors intended to buffer retained hedgerows and contribute to dark commuting and foraging routes for bats.

Further information is also required in relation to the detailed design of ecological features. In particular, Phase 1 includes a culvert over a tributary of Clackers Brook. To assess whether adequate provision has been made for the movement of aquatic and riparian species, including otter and water vole, detailed culvert designs must be submitted. In addition, detailed designs for the proposed bat hop-overs, prepared in accordance with the specifications set out within the EMMP, must also be provided.

Any departure from the mitigation measures identified within the Ecological Constraints and Opportunities Plan and Table 10.8 of ES Chapter 10 must be supported by robust ecological evidence and clear justification demonstrating that the ecological functionality and objectives of the approved mitigation strategy will be maintained.

Please re-consult ecology once the EMMP has been approved and plans have been amended in response to it.

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

| Ecologist | Date |
|-----------|------|
|           |      |