

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	29/07/2026
Application number:	PL/2026/00135
Proposal:	Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), and 18 (Noise Assessment) of outline planning permission PL/2022/07893
Site address:	Land off Spitfire Road, Calne. SN11 8TE
Case officer:	Peter Crozier

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☐	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:

- Landscape and Ecological Management Plan. December 2025. GE Ecology
- Arboricultural Method Statement. December 2025. GE Ecology
- Construction Ecological Management Plan. December 2025. GE Ecology
- Landscape Strategy Plan 13642-FPCR-XX-XX-DR-L-0001. June 2026. FPCR
- External Lighting Strategy 1775-LB-EX-XX-DR_E-7080-21. December 2025. The Lighting Bee

The submitted Reserved Matters details have been reviewed with regard to ecology. The proposed layout, landscaping, lighting and other reserved matters are considered to be broadly consistent with the ecological parameters, mitigation measures and commitments secured under the outline planning permission determined at Appeal.

Subject to the satisfactory implementation of the approved ecological mitigation and enhancement measures, no ecological objection is raised to the Reserved Matters application.

The application also includes information submitted to satisfy the requirements of Conditions 14,15, 16 and 17 attached to outline permission PL/2022/07893.

The submitted documents have been reviewed and my comments are as follows

Condition 14: CEMP

The submitted CEMP is welcomed, assuming works are carried out in accordance with this document, we would not object to the discharge of this condition.

Condition 15: LEMP

The submitted LEMP is welcomed and noted that details of the first 5 years only have been submitted and it is intended to review the site and landscape management requirements after this initial period to ensure habitats created and retained are maintained in perpetuity. An updated LEMP will be expected to be submitted to the LPA after the initial 5 year period has concluded.

The management schedule set out in Table 3 is welcomed. However, additional detail is required to identify the specific locations of the proposed management activities. In particular, the areas where coppicing, hedge laying of existing leggy hedgerows, and supplementary planting are proposed should be clearly shown on the Landscape Strategy Plan. The submitted plans should also be reviewed to ensure that the proposed management and enhancement measures are consistent with the recommendations and requirements of the Arboricultural Report.

Additional information is therefore required to ensure the LEMP fully aligns with the strategy, this should be submitted prior to discharge of condition 15.

Condition 16: Lighting

The submitted lighting strategy demonstrates that the boundary features will be retained as dark foraging and commuting routes for wildlife with lux levels largely below 0.2 lux excepting one small area on the eastern boundary. Assuming works are carried out in accordance with this plan, we would not object to the discharge of this condition.

Condition 17: Wildlife Features

Details of the Wildlife features to be implemented within the design scheme are detailed on the Enhancement and Mitigation Plan included within the LEMP. Assuming mitigation features are included as outlined on this drawing, we would not object to the discharge of this condition.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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