

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer Name: Jessica Cracknell, Ecologist
Date: 05/08/2026
Application No: PL/2026/02768
Proposal: Discharge of Condition 7 (is relevant to Ecology)
Site Address: Lower Court Farm, Lower North Wraxall, Chippenham, SN14 7AB
Case Officer: James Webster

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
7	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 c) bats. d) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre construction/construction related elements of strategies only. e) 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. g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.	NO 05/08/2026

Further information is required to satisfy this condition.

Whilst a Construction Environmental Management Plan (CEMP) has been submitted, the document has been prepared "to discharge condition 7 as it relates to the cart shed".

Condition 7 was imposed on planning permission PL/2023/09841 as a whole and applies to all works approved under planning permission PL/2023/09841, including the conversion of the Cross Barn and Columned Barn, which support a lesser horseshoe bat maternity roost, greater horseshoe bat roosts and other protected bat roost features.

The submitted CEMP does not provide sufficient information regarding the construction phase impacts and mitigation associated with these buildings and does not adequately address several requirements of Condition 7. In particular, further information is required in relation to:

- 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
- c) bats.
- d) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre construction/construction related elements of strategies only.
- e) 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.
- g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

On the basis of the information submitted, it is considered that Condition 7 cannot currently be discharged. A revised CEMP covering all works approved under planning permission PL/2023/09841 and addressing the outstanding matters listed above will be required before the condition can be discharged.

Final sign off – all matters addressed:

Ecologist	Date