

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 26/08/2026

Application No: PL/2026/02170

Proposal: Vary Conditions 2,3,4,5,7,8,9,10,11,12,13,14 and 15 on PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.

Site Address: Land at Long Leaze Lane, Long Leaze Lane, Melksham, SN12 6QJ

Case Officer: Peter Crozier

Recommendations:

- | | |
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| ☐ | No Comment |
| ☐ | Support |
| ☐ | No objection |
| ☐ | Condition (no objection subject to conditions) |
| ☒ | Objection - further information required |
| ☐ | Objection in principle |
| ☐ | HRA |

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as detailed below in line with the previous scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

- S73 Planning Statement letter dated Monday 17th August 2026 from Aspire LPP (Zakeriya Karbani).

Ecology comments are detailed in Table 1 below.

Table 1 Review of Planning Conditions

Planning Conditions detailed under PL/2023/06725.	Detail	Comments	Recommendation
4	Construction Logistics & Environmental Management Plan. Version 2 (Lawrence Baker, Sept 2024).	The CEMP Planning Condition should remain as previously detailed and include the ecology component of the condition or as a separate entity as detailed in Section xiii:	Outstanding information required for the ecology part of the condition.

		The document submitted does not include the following parts as detailed under Section xiii: The following need to be provided: • Identification of ecological protection areas and buffer zones on a stand-alone plan. • A tree protection plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design" • A schedule of ecological works • Name and contact details of ECoW and when they will attend. The final part of the ecological component of the condition which includes submission of a compliance report with photographic evidence to the Local Planning Authority can only be assessed once construction is complete and the compliance report and photographic evidence has been submitted and checked by the ecology team.	
9	Bird & Bat Boxes Bat & Bird Box Plan Note (Bennu Environmental, 08/05/2026). Bat & Bird Box Plan (Bennu Environmental, no date).	The planning condition can be updated to: <i>The development hereby permitted shall be carried out in accordance with the bat and bird box details shown within the following approved documents:</i> • 0070 Aspire – Longleaze Lane, Melksham Bat and Bird Boxes Location Plan; • 0070 – Land at Longleaze Lane, Melksham Bat & Bird Box Plan Note – PL/2026/02170, prepared by Bennu Environmental, dated 08 May 2026; and • Bird and Bat Box Specification Sheet. <i>The approved bat and bird boxes shall be installed prior to first occupation of the development and shall thereafter be retained for the lifetime of the development.</i>	Planning Condition can be updated as recommended.
13	External Lighting	The lighting condition should remain as previously detailed: As follows: <i>Prior to occupation a lighting scheme must be submitted for the approval of the Local Planning Authority in</i>	The revised Planning Condition is not accepted.

		accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone XX in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.	
14	Briefing Note: Ecology Response. December 2023. Ecology Solutions. BNG Technical Note 0070 Biodiversity Statement 0070 Biodiversity Metric 0070	The condition can be updated to: <i>The development hereby permitted shall be carried out in accordance with the following documents:</i> • BNG Technical Note: 0070 – Land at Longleaze Lane, Melksham – Initial BNG Note • Biodiversity Statement: 0070 – Land at Longleaze Lane, Melksham, Wiltshire • BNG Metric: 0070 – Land at Longleaze Lane, Melksham, Wiltshire. <i>The biodiversity measures and habitat enhancements shall be implemented in full prior to first occupation (or in accordance with the phasing set out within the approved document) and thereafter retained, managed and maintained for the lifetime of the development.</i>	Planning Condition can be updated as recommended.
15	Habitat Management & Monitoring Plan (Bennu Environmental, March 202[^])	The details of the revised planning condition are accepted as follows: <i>The development hereby permitted shall be carried out in full accordance with the Habitat Management and Monitoring Plan by Bennu Environmental dated March 2026</i>	Planning Condition can be updated as recommended.

		<i>submitted pursuant to this permission, which shall include long-term Biodiversity Net Gain objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, a mechanism for monitoring the success of the management prescriptions including review and necessary adaptive management to achieve the stated targets, and details of the legal and funding mechanisms by which long-term implementation of the plan will be secured; the HMMP shall be implemented in full prior to first occupation of the development and thereafter adhered to, managed and maintained for the lifetime of the development.</i>	
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Final sign off – all matters addressed:

Ecologist	Date