

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	25/09/2026
Application Number:	PL/2026/04618
Proposal:	Variation of conditions 2, 3, 4, 5, 6, 7, 8, 13 of PL/2024/01979 (allowed Planning Appeal APP/Y3940/W/24/3352756) to allow changes in the development design and to amend the pre-commencement conditions to compliance only.
Site Address:	Land Opposite Nos 6 And 7, Silver Street, Gastard SN13 9PY
Case Officer:	Isobella Wise

Recommendations:

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

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.

The following submitted documentation was reviewed to inform this response:

- Proposed Garages – Plans, Elevations, Sections. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 101. Rev. B;
- Proposed Dwellings – Plans, Elevations, Section. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 100. Rev. C;
- Proposed Site Plan. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 102. Rev. B;
- Location Plan. 16 February 2024. Loop Architects Ltd. Drawing Ref. 2315-100. Rev. 01;
- Planning Statement. July 2026. Zesta Planning Ltd.

The following conditions relevant to ecology were included on the planning appeal decision notice for PL/2024/01979 (Appeal reference APP/Y3940/W/24/3352756): Condition 2 (Approved Plans and Documents), Condition 8 (Landscaping and Planting), Condition 13 (External Lighting).

Condition 2 Approved Plans and Documents

The proposed variation of Condition 2 seeks to replace the approved drawings under planning appeal APP/Y3940/W/24/3352756 with a revised set of plans to reflect amendments to the design and layout of the approved development. The approved ecological mitigation measures, including the ecological buffer along the northern boundary, retained boundary vegetation, hedgerow planting, bat boxes and other biodiversity enhancement measures, have been retained. The proposed amendments do not result in any additional habitat loss, changes to the approved ecological mitigation strategy or increased impacts on protected species beyond those previously assessed. No ecological objection is raised to the proposed variation of Condition 2.

Condition 8 Landscaping and Planting

The proposed variation of Condition 8 seeks to amend the condition wording so that it references the revised Proposed Site Plan (20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 102. Rev. B) rather than the previously approved Site Masterplan. The revised site plan retains the ecological mitigation measures and enhancements approved under the appeal decision, including the ecological buffer, tree and hedge planting, protection of existing/retained trees, bat boxes, swift boxes, reptile relocation area including a log pile habitat, small hole bird boxes, and dormouse boxes. The principal changes relate to dwelling design, replacement of car ports with garages and the inclusion of bat-sensitive lighting information. Whilst there are some minor amendments to the landscaping layout, these do not materially alter the approved ecological mitigation strategy and no additional ecological impacts are anticipated. Subject to the updated Proposed Site Plan being secured, no ecological objection is raised to the proposed variation of Condition 8.

Condition 13 External Lighting

The applicant seeks to amend Condition 13 from a pre-commencement condition requiring lighting details to be submitted for approval, to a compliance condition requiring adherence to the lighting details shown on drawings: Proposed Garages – Plans, Elevations, Sections (20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 101. Rev. B), Proposed Dwellings – Plans, Elevations, Section (20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 100. Rev. C), and the Proposed Site Plan (20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 102. Rev. B). The submitted plans specify low-level, downward-directed lighting with shields/hoods, positioning 1.5m above ground level, warm white LEDs below 2700Kelvin, motion sensor controls and a dark period between midnight and early morning. Condition 13 was imposed to ensure that external lighting would not adversely affect bat commuting and foraging habitat associated with the Bath and Bradford-upon-Avon Bats SAC.

Whilst no lux contour plans or detailed lighting assessment have been submitted, the proposed lighting locations and specification on the plans has been reviewed. The proposed lighting does not appear impact the retained boundary hedgerows, trees, ecological buffer or other habitat features used by commuting and foraging bats. Subject to the lighting details shown on the drawings being secured by condition, no ecological objection is raised to the proposed amendment to Condition 13.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application was made under section 73 of the Town and Country Planning Act 1990 and the application for the original planning permission to which the section 73 planning permission relates was a minor development made before 2 April 2024.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

The development will be carried out in strict accordance with the following documents:

- Proposed Garages – Plans, Elevations, Sections. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 101. Rev. B;
- Proposed Dwellings – Plans, Elevations, Section. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 100. Rev. C;
- Proposed Site Plan. 20 July 2026. Apex Architecture. Job No. CH210ss. Drawing No. 102. Rev. B.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	25/09/2026