

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	29/09/2026
Application No:	PL/2026/05008
Proposal:	Erection of factory extension (for the storage of packaging associated with the existing egg packing use of the site)
Site Address:	Packing Centre, Stonegate Farmers Ltd, Lacock Green, Corsham Road, Lacock, Chippenham, SN15 2NL
Case Officer:	Rose Fox

Recommendations:

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

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:

- As Proposed & As Existing Elevations (HPA CHARTERED ARCHITECTS, 23/07/2026)
- As Proposed & As Existing Site Plans (HPA CHARTERED ARCHITECTS, 23/07/2026)
- As Existing Location Plan (HPA CHARTERED ARCHITECTS, 07/2026)

COMMENTS:

Habitats Regulation Assessment (HRA)

The developments redline area falls within the Bechstein 1.5km Core Roost Buffer area associated with the Bath & Bradford-on-Avon SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected Species

Based on the submitted elevation plans, the existing operational industrial unit is constructed from steel framing and cladding, making it unsuitable for wildlife, including roosting bats and nesting birds. The footprint of the proposed extension and the broader industrial site consist entirely of industrial structures and hardstanding. These areas exhibit negligible roosting potential and are subject to frequent, ongoing operational disturbances. Consequently, no loss of wildlife habitat or adverse impacts on protected species are predicted onsite.

Directly east of the development boundary lies a tree lined railway corridor. This feature connects to a wider local network of field hedgerows and woodlands that may provide foraging resources and dispersal routes for a range of notable and protected species. The proposed development will not cause any direct loss to this adjacent habitat. Furthermore, because the existing industrial site already generates ambient disturbance, the addition of an extension within this active operational footprint is unlikely to significantly increase disturbance to species in the surrounding habitats.

Nevertheless, to safeguard local biodiversity resources and preserve ecological connectivity in accordance with Policy WC50 and the NPPF, unnecessary light spill into adjacent habitats must be avoided and minimised. While the heavily industrialised nature of the site limits the scope for significant onsite ecological enhancements, it is recommended that any existing light spill onto the eastern tree line be reduced where safety allows. Additionally, ecological enhancements such as mounted bat or bird boxes could be installed on the eastern elevation of the new extension.

Biodiversity Net Gain (BNG)

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 development is 0.2 hectares or below and does not impact a priority habitat.

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 following, or similarly worded, conditions are recommended:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

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

Ecologist	Date
Patrick Olshansky	29/09/2026