



Jessica Cracknell  
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*Via email*

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23 July 2026

Our reference: 2489428 – PEA BNG Lyneham

Dear Jessica,

**PL/2026/00367 Land East of Calne Road, Lyneham S.73 application - response to comments relating to ecology**

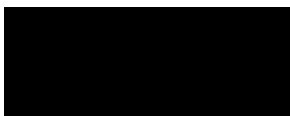
This letter presents the response to comments received from Wiltshire Council (dated 11 March 2026) relating to documents included in an outline planning application, reference PL/2026/00367.

Responses are outlined on the following pages including, where relevant, location of amendments made in the following documents to be resubmitted;

- Land East of Calne Road, Lyneham - Ecological Impact Assessment . RSK. Doc Ref. 2489428-D04 (01). Updated July 2026
- Statutory biodiversity metric condition assessments. March 2026
- Land east of Calne Rd, Lyneham – ECiA Figure 3 – Post development habitat plan (first submission)
- DLL-ENQ-WILT-00153 Land East of Calne Road Lyneham - Countersigned IACPC and Annex 3 location map - 03.07.2026

We hope this helps resolve outstanding concerns.

Yours sincerely,



Tim Clark  
Associate Director

On behalf of RSK Biocensus



**RSK**  
**biocensus**  
EXPERTS IN ECOLOGY



| Wiltshire Council - relevant comment requiring response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Our response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><u>Wiltshire Council – regards EclA report</u></p> <p><b>Bats</b></p> <p>“Whilst the hedgerows are largely retained, dark buffers are not specified (m) on the plans therefore the application does not demonstrate that they will be adequately buffered from the development to ensure functionality will be maintained.”</p> <p>“The inclusion of integrated bat roosting and bird nesting boxes on the proposed dwellings will be expected. This should compromise integral features on new residential developments at the ratio of 1:1 feature to building.”</p> <p>“The locations of these features must be provided on site plan/elevation drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.”</p> | <p>Plans have been updated to show the 8m dark corridors proposed as per paragraph 6.3.2 of EclA – please see Land East of Calne Road – Figure 3 – Post-development Plan (1)</p> <p>Section 6.5 of the EclA report has been updated to include provision of either a bat or bat box on each new building (1:1 ratio).</p> <p>Bird/bat boxes are included on Figure 3 – Post-development Plan. However, their exact locations may be subject to change during reserved matters applications.</p> |
| <p><u>Wiltshire Council – regards EclA report</u></p> <p><b>Great Crested Newts (GCN)</b></p> <p>“We would advise that the Natural England rapid risk assessment for impacts on newts is undertaken and where an impact is</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>An eDNA survey confirmed the presence of GCN within the pond to the east of the site.</p> <p>A District Level License Application Form has been accepted by Natural England.</p>                                                                                                                                                                                                                                                                                                             |



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| <p>predicted, the applicant may wish to consider District Level Licensing (DLL). Instead of carrying out site-specific mitigation and compensation, the applicant can apply to Natural England to determine whether the scheme is eligible for DLL. Once the scheme is accepted under the District Level Licensing Scheme for Great Crested Newts, the <i>Impact Assessment and Conservation Payment Certificate (IACPC)</i>, which must be signed by the applicant and countersigned by Natural England is submitted to the LPA."</p> | <p>Impact Assessment and Conservation Payment Certificate has been prepared countersigned by Natural England.</p>                                                                                            |
| <p><u>Wiltshire Council - regards BNG Design Stage report</u></p> <p>"The condition assessment sheets for all the baseline habitats have not been submitted, including 'other neutral grassland', 'modified grassland' in 'good' condition, and the 'rural trees.' This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination."</p>                 | <p>Statutory metric condition assessment sheets for all habitats are currently being updated and will be submitted to Wiltshire Council for review.</p>                                                      |
| <p><u>Wiltshire Council - regards BNG Design Stage report</u></p> <p>An Ecological Parameters Plan (EPP) is required. The EPP must clearly identify those areas of the site which are unconstrained, those areas where sensitive design or restrictions may be required, and any areas of the site which are to be retained, remain undeveloped, enhanced, form part of the landscaping for the purposes of protecting and enhancing biodiversity and any areas</p>                                                                    | <p>A post-development habitat plan has been produced and can be found under Land East of Calne Road - Figure 3 - Post Development Habitat Plan (1).</p> <p>This has been provided alongside this letter,</p> |



to be used as compensatory habitat in line with the submitted ecology documents, including the Biodiversity Net Gain Calculator spreadsheet. The EPP will become an 'approved document' of any outline permission granted and any reserved matters application must be in compliance with the plan.

The EPP must include:

1. A scaled drawing showing existing ecological features, distinguishing between those to be retained and those which will be lost e.g. hedgerows, trees, water features, badger setts etc
2. Specify the minimum distance from each feature to the footprint of development e.g. to curtilage of properties, car parks, roads.
3. Specify the buffer distance from light sensitive ecological features where the increase in lux levels will be zero or, if lux contours have been modelled, show contour lines for 1, 0.5 or 0.1 lux depending on the sensitivity of ecological features
4. Identify where new habitats will be created on site, include minimum area in hectares or length in metres and habitat type
5. Identify areas where habitat enhancement will be undertaken, include minimum area in hectares or length in metres



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| <p>and habitat type, e.g. defunct hedgerow to be grubbed up and replanted</p> <p>6. Provide stand-off distances to the footprint of development e.g. curtilage to properties, car parks, roads for each tree to be retained, sufficient to ensure the tree will survive throughout the operational phase without risk of it being removed for health and safety, loss of amenity or liability reasons.</p> <p>7. Provide cross-sectional drawing to show profile of SuDs, ponds or wetland features to demonstrate there is adequate room for these features to have gently profiled sides and thereby maximise their biodiversity potential.</p> |  |
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