

Wiltshire Council Planning Consultation Response

Officer name: Mary Holmes

Date: 14/04/2025

Application No: PL/2024/09844

Proposal: Erection of a self-build split level dwelling with detached garage

Site Address: Land Adjacent to Telephone Exchange, Middle Stoke, Limpley Stoke, Wiltshire (closest postcode BA2 7GF)

Case Officer: Verity Giles-Franklin

Recommendations:

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

	Issue	Policy / Legislative compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Bats	Habs Regs	14/04/2025. Application is within a core zone for bats associated with the Bath and Bradford-on-Avon Bats SAC. Therefore, bat surveys required. <i>Wiltshire Bat SAC Planning Guidance (2015) provides advice on surveys required to support any application in this area.</i>	NO
2	Bats & Lighting	Habs Regs	14/04/2025. A Lighting Impact Assessment is required to assess the impacts on the likely foraging commuting habitat (scrub and grassland).	NO
3	Bats	Habs Regs	14/04/2025. Ecological Parameters Plan required. This will be informed by ecological constraints once all bat surveys and lighting assessment has	NO

			been completed. <i>Further details below and in Wiltshire's Planning Bat SAC Guidance (2015).</i>	
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The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Matters Considered:

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

The application is supported:

Phase 1 Preliminary Ecological Appraisal Survey (Brown Fisher Environmental Reports 4 Planning, 2nd September 2024).

Proposed Block Plan. Rev 03. (Planning by Design, 19.02.2025).

Planning Design and Access Statement (Planning by Design, 19.02.2025).

Pre-development Tree Survey Report (Brown Fisher Environmental Reports 4 Planning, 2nd September 2024).

The site is located in the village of Limpley Stoke 4km south-east of Bath. The site habitats comprise scrub and trees, including some mature trees. The Pre-Development Tree Survey Report details that five trees will be removed. The area is dark and likely to be important for commuting and foraging bats. The River Avon, Kennet and Avon Canal and railway corridor are located to the east.

Bath and Bradford-on-Avon Bats SAC Habitat Regulations Assessment

The site is located within Wiltshire Council's 'consultation zones' for greater and lesser horseshoe bats and Bechstein's bats associated with Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC). No bat surveys have been undertaken and in the absence of bat surveys the LPA will assume the site is important for commuting and foraging bats, including the bats associated with the SAC.

The closest core roost is within 150m (significant lesser horseshoe bat roost and small numbers of greater horseshoe bats) west of the site. In addition, Winsley Mines Site of Special Scientific Interest (SSSI) and a component of the Bath and Bradford-on-Avon Bats SAC is located approx.1.5 km to the east.

Therefore, the application is screened into Appropriate Assessment due to the potential likely significant effects on the Bath and Bradford-on-Avon SAC.

Bat surveys are required in accordance with Wiltshire's Planning Bat SAC Guidance to inform the design/location of the development. As it is assumed SAC bats (light sensitive species) are using the site/some of the site, a lighting impact assessment will be required to inform/feed into the Appropriate Assessment.

Also, as detailed in Wiltshire's Bat SAC Guidance, as the application is outline, an Ecological Parameters Plan is required to inform any detailed application.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

Final sign off – all matters addressed: No

Ecologist	Date