

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	22/05/2025
Application number:	PL/2024/11358
Proposal:	Erection of 3 dwellings after demolition of existing workshop buildings
Site address:	Land at the rear of 2 Lydiard Green, Lydiard Millicent, Swindon, SN5 3LP
Case officer:	Callan Powers

Recommendations:

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

An Appropriate Assessment for impacts on North Meadows and Clattinger Farm SAC will be required. This AA will be sent to NE for their consideration. The application must not be determined until NE have endorsed the AA.

I have reviewed the amended application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. July 2024. Ellendale Environmental
- Biodiversity Net Gain Assessment. Ellendale Environmental
- Proposed Site Layout Y24-119-2 Rev B. October 2024 Brunel Surveys Ltd
- Topographical Survey 27023-200-01. August 2024. Brunel Surveys Ltd
- Statutory Biodiversity Metric. November 2024. Stewart Parsons

Protected and Notable Species/Habitats

The Preliminary Ecological Appraisal undertaken did not identify any priority habitats or protected species on site. The buildings were assessed as negligible to support roosting bats and the majority of habitat on site was assessed as hard standing, built environment, with a small area of tall ruderal habitat.

A number of enhancements were included within the ecology report which included bird and bat boxes together with native planting, which is welcomed and could be secured by condition.

North Meadow & Clattinger Farm Special Area of Conservation (SAC)

The development lies within the outer zone of influence (4.2 – 9.4km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on

account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone.

The standard mitigation agreed under the above strategy for all relevant (e.g., overnight accommodation) development of under 50 units in the Outer Zone is:

- Strategic Access Management and Monitoring (SAMM) contribution per unit £331.75

Full details of the mitigation strategy, affected developments, and current charge per unit can be found on our website [Biodiversity and development - Wiltshire Council](#)

Developer contributions can be secured using a S111 Agreement (prior to determination), Unilateral Undertaking or a S106 Agreement. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

The LPA concludes that subject to the mitigation measures detailed in the Interim (2023-2028) Recreation Mitigation Strategy being secured via an appropriate method (see above), the Appropriate Assessment concludes no adverse effects on the integrity of the North Meadow and Clattinger Farm SAC. The AA has been sent to Natural England and the application must not be determined until they have agreed with the LPAs conclusion.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation confirming the baseline and predicted post-development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.43 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable	No

habitats on-site?	
Has any habitat degradation of occurred?	No

The Biodiversity Gain Plan must be accompanied by a completed Biodiversity Metric with the following issues addressed:

- The proposed grassland to be created on site is currently listed as modified grassland, however due to the location within the residential curtilage, the grassland should be listed as urban, vegetated garden. With this amendment it is expected that a net gain can still be achieved on site.

CONDITIONS:

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

- Statutory Biodiversity Metric. November 2024. Stewart Parsons

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

2. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features

until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist Jenna Buss	22/05/2025
-------------------------	------------