

Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde
Date:	19/11/2025
Application No:	PL/2025/03843
Proposal:	Proposed extensions to existing Agricultural Dwelling House and ancillary works.
Site Address:	Ridgefield Farm, Green Road, The Ridge, Corsham, SN13 9PW
Case Officer:	Peter Crozier

Recommendations:

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

Further Information required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	EclA	Wildlife and Countryside Act 1981 (as amended)	19/11/2025 Detailed bat survey, adhering to the Bat Conservation Trust's Good Practice Guidelines.	NO- Ecology Letter written by Luscina Ecology, dated 16/12/2024 (REF: LUS24201)

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:

- Ecology Letter written by Luscina Ecology, dated 16/12/2024 (REF: LUS24201)
- Design and Access Statement by bba architects and planners, dated March 2025
- Proposed Extension Proposed Site Plan by bba architects and planners, dated October 2025 (REF: 4526-102_C)
- Proposed Extensions and Floor Plans by bba architects and planners, dated October 2025 (REF: 4526-110_F)
- Proposed Extension Existing Elevations by bba architects and planners (REF: 4526-106_A)
- Proposed Extension Front and Side Elevations by bba architects and planners (REF: 4526-111_F)
- Floor Plan Comparison Existing Overlaid on Proposed by bba architects and planners (REF: 4526-115)
- Proposed Extensions Side and Rear Elevations by Proposed Extensions Side and Rear Elevations by bba architects and planners (REF: 4526-112_E)
- (REF: 4526-112_F)

- Proposed Extension Existing Floor Plans by bba architects and planners (REF: 4526-105_A)

COMMENTS:

Habitats Regulation Assessment (HRA)

Bath & Bradford on Avon Bats Special Area of Conservation (SAC)

The application site is located within a 4km Core Roost Buffer consultation zone for greater horseshoe bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site.

Insufficient information has so far been submitted to enable the AA to be undertaken, which must be completed and the conclusion agreed with Natural England prior to the application being determined. A detailed bat survey, adhering to the Bat Conservation Trust's Good Practice Guidelines, is required to assess the potential impact on bats, their roosts, and how bats are currently using the site for foraging and commuting.

The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

Protected Species

This application seeks permission for a two-storey extension of the existing farm house at Ridgefield Farm, The Ridge, Corsham

On 21 Jul 2025, the applicant submitted an Ecology Letter written by Luscina Ecology (REF: LUS24201) The submitted Ecology letter is unrelated to the proposals. It was tendered and submitted in relation to earlier proposals at a separate site owned by the applicant REF: (PL/2024/11553). **It does not address any impacts of the proposals** and does not infer that any site nearby is exempt from PEA survey requirements. Each site is assessed on a case-by-case basis, as ecological risks vary depending on site and proposals.

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 application is for self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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.

DRAFT CONDITIONS: to be added once the above has been addressed, subject to change.

ECOLOGICAL ENHANCEMENTS:

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.

LIGHTING:

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