

Subject	PL/2023/10495 Responses to Ecology Objections		Date	21.07.2025
Ref	5555.2		Previous versions: 5555.1	
Author	Megan Conway			
Reviewed	Beth Dean	Date	21.07.2025	
Approved	Dan Ahern	Date	21.07.2025	

Introduction

In April 2024 Wiltshire County Council's Ecology team lodged the following objections to the planning application PL/2023/10495.

PL/2023/10495 Responses to Ecology Objections

1. Improved Landscape Plans which demonstrate that the existing boundary vegetation (including the habitat alongside the ditch) and the functionality of the ditch are suitably retained and the proposed trees are appropriately spaced to account for future root and canopy growth.

Provided by Richard Connell, landscape architect for the project.

2. A suitable mitigation strategy for the loss of priority habitat and pond.

The proposed development will require 2.68 units of a medium distinctiveness habitat units to achieve 0% BNG. Since the planning application was running prior to Statutory BNG being a mandatory requirement, 0% rather than 10% net gain is required.

3. Amended proposed building elevation drawings to include all integrated ecology features.

See Figure 1, below.

[illegible]

- #### 4. Clarification on which trees had low bat roost suitability.

Page 2 of 4

Figure 2. Location of tree which were assessed to have low bat roost potential (2023)



5. Clarification on why internal access to Building 1 (Elmfield House) was not granted. Further survey and mitigation might be required subject to the result of this information request.

Internal access was achieved in early 2025 permitting an inspection of the roof voids. Numerous bat droppings, c3000+, were recorded across the insulation in the voids, these were identified to be from serotine bats.

On the 20th January 2025 two static bat detectors (Anabat Swifts) were deployed in the roof void. These were recovered on 27th January 2025. Similarly on the 13th February 2025 two static bat detectors (Anabat Swifts) were deployed in the roof void. These were recovered on 20th February 2025. No bat activity was recorded during either of the static monitoring periods. On this basis it is not believed that this structure is used as a hibernation roost by bats.

Emergence survey update: bat emergence surveys completed in 2023 are now 2 years old. It is recommended that these surveys are repeated to provide an up to date understanding of bat use of the structures on site. These updated survey results will be required to inform a mitigation licence from Natural England.

6. Clarification is required if the Barn is a confirmed bat roost.

Based on data recorded during 2023 bat emergence surveys on the 9th May 2023 a single brown long eared bat was recorded entering and re-emerging the barn after a short period, 3 minutes. No feeding remains were found at the end of the activity survey. It is believed that the single bat was exploring the building, not roosting in it.

7. Clarification supported by evidence on why it was considered the site has low connectivity for hazel dormice.

Using aerial imagery of the site and the wider landscape it sits in, there is no viable habitat connectivity, which may be utilised by dormouse, between the habitats on site and those in the local area. A network of roads surround the site, the A36 to the south, this connects with the Old Petersfinger Road, now a residential cul de sac and the park and ride car park to the west of the site.

On the 20th February 2025 a nut search was completed throughout suitable habitat within the site. No evidence of dormouse activity was recorded.

8. Justification supported by evidence on why further surveys where not completed to determine the site's importance for otters.

During the PEA (2023), subsequent UKHab 2.0 habitat survey (2025), reptile surveys (2023) and the GCN survey (2023) no evidence of otter using the site has been recorded.

The ditch which runs through the site will be retained in its current state and condition as part of the proposed development.

9. Confirmation on the location of the reptile translocation receptor site

See Figure 3, below.

Figure 3. Location of reptile receptor site 

