

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 16/01/2026

Application No: PL/2025/07730

Proposal: Single storey and one and a half storey rear extensions and alterations to the existing dwelling, erection of an outbuilding and improved access and parking arrangements, air source heat pump, replacement septic tank and EV charge point.

Site Address: 40, Fosbury, Marlborough, SN8 3NJ

Case Officer: Joe Leeson

Householder Planning Application

Recommendations:

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

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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. Please note: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

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

- Supporting Planning Statement (Jackson Planning, September 2025).
- Ecology- Bat Survey and Mitigation Report (Aluco Ecology, November 2025).

Solent Protected Sites (River Test Catchment) Habitat Regulations Assessment

This development falls within the catchment of the River Test catchment which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen in wastewater. However, as there is no increase in overnight accommodation, the application can be screened out of Appropriate Assessment with respect to the River Test Catchment and nutrient neutrality.

The LPA can therefore conclude no adverse effect of the integrity of the Solent Protected Sites (via the River Test Catchment).

Bats

The proposed development is predicted to have an impact on small numbers of day roosting Common Pipistrelle and Brown Long-eared bats and will be subject to a European Protected Species Mitigation Licence for bats. Mitigation measures are detailed in the submitted report titled 'Ecology- Bat Survey and Mitigation Report (Aluco Ecology, November 2025).

Biodiversity Net Gain

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 development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 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.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193d). Small scale enhancements have been secured via a planning condition – see below.

ECO 1.

The development will be carried out in strict accordance with Sections 4 & 5 of the Ecology- Bat Survey and Mitigation Report (Aluco Ecology, November 2025).

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

ECO. 2

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of additional bat roosting features and bird 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.

Informative

The property is used as a bat roost, supporting low numbers of day roosting Common Pipistrelle and Brown Long-eared Bats. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is

an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Mitigation Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	16/01/2026