

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 19/01/2026

Application No: PL/2025/8988

Proposal: Erection of single storey rear extension

Site Address: Stack House, Church Road, Woodborough, Pewsey, SN9 5PH

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)
1.	Bat dropping to confirm species ID	Conservation of Habitats and Species Regulations 2017.	19/01/2026. Please confirm the species and age of bat droppings recorded during the PEA.	

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.

Preliminary Bat Roost Assessment (All Ecology, October 2025).

Dusk Emergence Surveys for Bats (All Ecology, October 2025).

Design Scheme. Drwg. No. 250604-02. (Fowler Architecture & Planning, November 2025).

River Avon SAC (Hampshire Catchment) Habitat Regulations Assessment

This development falls within the River Avon SAC (Hampshire Catchment) and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus 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 Avon SAC and nutrient neutrality.

The LPA can therefore conclude no adverse effect on the integrity of the River Avon SAC.

Bats

The Preliminary Bat Roost Assessment recorded bat droppings in several places including the annex roof void (accumulation of droppings), storeroom, along the top of the blockwork walls and gable end and in the garage roof space. There doesn't appear to have been any analysis of the bat droppings found during the Preliminary Bat Roost Assessment, or an estimation of the age of droppings. Were the droppings sent off for eDNA analysis?

Dusk surveys completed relatively late in the season (commenced 13th August) recorded three active Soprano Pipistrelle roosts. The Dusk Emergence Surveys for Bats report states that that several areas of the house recorded historical evidence as there was no evidence of no current use. Bats are a transient species, and not only move around in the roost, move onto to other roost and occupy a number of roosts during the year. Just because the bats weren't recorded emerging on the days of the surveys, doesn't mean the roosts were historical. A survey only provides a snapshot on the day.

Therefore, please confirm the species of bat droppings and the approximate age of droppings recorded during the Preliminary Bat Roost Assessment. If the droppings were from Brown Long-eared bats, the mitigation measures will need to be reassessed.

Detailed mitigation measures should be provided on the submitted Design Scheme (proposed layout) where there are modifications.

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

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 can be secured via a planning condition.

Conditions to follow

Final sign off – all matters addressed:

Ecologist	Date