

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	19/01/2026
Application number:	PL/2025/09267
Proposal:	House renovation with erection of extension over flat roof area, windows replacement with demolition of existing garage to create a parking area to the south of the bridle path.
Site address:	Wincombe Lodge, Wincombe Estate, Shaftesbury, SP7 9AB
Case officer:	Hayley Clark

Recommendations:

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

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography 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:

- Preliminary Ecological Appraisal and Phase 2 Bat Survey, Bourne Ecology, October 2025
- Arboricultural Statement, December 2025
- Design, Access, Heritage & Sustainability Statement, Michael Lyons Architecture, October 2025

The site comprises a detached dwelling where it is proposed to remove a garage, renovate the house and add an extension over the existing flat roofed section. The latter will impact the existing pitched roof. The site is surrounded by woodland to the north, east and south, with a line of trees to the west and a grassland area further beyond.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected species and habitats

Ancient woodland

The woodland immediately to the east, as well as 60m northwest, is mapped as Ancient Woodland, within which there are records of badgers. Paragraph 193c of the NPPF states “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”. In this case, as per the plans and arboricultural report, the works will not directly impact on any trees or hedges, with the exception of an ash tree within a hedge adjacent to the existing garage. The comments of the Arboricultural Officer must be addressed. **Further, a Construction Method Statement (CMS) should be secured via planning condition, to include measures that will protect any adjacent trees and woodland, as well as protected species that may be using said habitat (e.g., badgers).**

Bats

Several potential bat access points (e.g., raised roof tiles) and common pipistrelle droppings were identified during the preliminary ecology survey. Therefore, three emergence surveys were conducted in August-September 2025. Six Common Pipistrelles were recorded emerging from different points of the building, including two on the elevation to be impacted. A Soprano Pipistrelle and Brandt’s bat were also recorded emerging from raised roof tiles. The ecology report acknowledges that further survey may be necessary, due to sub-optimal timings (usually, as per the Bat Survey Guidelines, for buildings of “high” roosting suitability, at least two surveys should be undertaken between May-August).

Based on the information provided, the works will result in the loss of Brandt’s, Soprano Pipistrelle and Common Pipistrelle bat day roosts. Under the Conservation of Species and Habitat Regulations 2017, 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 mitigation licence will be required before any work is undertaken to implement this planning permission. The bat survey report recommends the addition of at least two bat boxes as well as new bat access tiles, alongside mitigation measures during construction. **Compliance with these recommendations should be secured via a condition.**

In line with the NPPF and with CP50, applications must ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. Given the presence of roosting bats and the surrounding suitable habitats, **a lighting condition has been recommended to manage any residual risk to light-sensitive species and the adjoining woodland.** In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. **Biodiversity enhancements, such as the ecology report’s recommended insect block, should be secured via a condition.**

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 it 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.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following document:

- Section 5 of the Preliminary Ecological Appraisal and Phase 2 Bat Survey, Bourne Ecology, October 2025

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

2. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to the bordering woodland, nesting birds, badgers and bats. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

3. 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 and other wildlife.

4. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

Informative – bats

Wincombe Lodge is used as a bat roost. 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 mitigation licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space 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.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 19/01/2026
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