

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	21/01/2026
Application number:	PL/2025/09518
Proposal:	Two storey side extension with lower ground level/basement, and internal reconfigurations
Site address:	Field House, Wood Street, Clyffe Pypard, Swindon, SN4 7PZ
Case officer:	Kate 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, Stark Ecology Ltd, November 2025
- Proposed Site Plan, Pont + Wils Architects Ltd, undated
- Existing Site Plan, Pont + Wils Architects Ltd, undated
- Existing Elevation North, Pont + Wils Architects Ltd, undated
- Proposed Elevation North, Pont + Wils Architects Ltd, undated

The site comprises a detached house where it is proposed to erect a two-storey extension. The site is surrounded by trees/woodland parcels to the east and west, with a dwelling to the south and large garden to the north. The wider landscape contains woodland and grassland fields, connected by hedgerow and trees.

COMMENTS:

Protected species and habitats

The site does not fall within any protected areas or consultation zones, though is 300m north of a County Wildlife Site (CWS), Clyffe Hanging Wood, containing ancient woodland. Given the intervening distance, the works are considered unlikely to adversely impact the CWS.

The habitats that will be affected on-site include an area of amenity lawn (maintained as short), introduced shrubs, hardstanding and the existing dwelling. The house was assessed for potential bat roosting features, and signs of roosting bats. The building is rendered and has tight-fitting roof tiles with no gaps noted. No evidence of bats was observed internally nor externally. Overall, it was concluded that the building has negligible potential to support roosting bats. Given the surrounding habitats, it is likely that the wider garden/site is used by foraging or commuting bats, and the ecology report notes that a number of bat roosts – including a Lesser Horseshoe

maternity roost – are known to be within 100m of the site. The proposals will not result in any significant habitat loss, nor fragmentation of existing connectivity/linear flight routes. **However, any new external lighting must be designed sensitively, and in line with the report's recommendations, which should be secured via a condition.**

The fishpond in the wider site is not likely to support Great Crested Newts (GCN). Two further ponds within 500m were identified. However, the terrestrial habitats to be affected are of limited value to GCN, and Natural England's Rapid Risk Assessment Tool confirms that the risk of an offence being committed is highly unlikely.

The report outlines further precautionary measures for reptiles, badgers, hedgehogs and nesting birds. As above, these must be adhered to, and secured via a compliance condition.

In line with the NPPF and CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still 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. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. Biodiversity enhancements – such as nesting opportunities for birds and/or bats – should be secured through a condition.

CONDITIONS:

1. Compliance with submitted documents

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

- Preliminary Ecological Appraisal, Stark Ecology Ltd, November 2025

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

2. 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 – including the type and locations of bat and bird nesting opportunities – 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 – Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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

Ecologist Abi Gazzard	Date 21/01/2026
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