

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	29/01/2026
Application Number:	PL/2025/09557
Proposal:	Extension to dwelling comprising new first floor, single storey side and two storey side additions.
Site Address:	Fernlea, The Common, Minety, Malmesbury, SN16 9RH
Case Officer:	Hilary Quixley

Recommendations:

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

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecological Survey Report (Bats). 10 November 2025. BatCraft. Ref. NWP/ESR-10/11/25-version 1;
- Proposed Block Plan. October 2025. MJF CAD Solutions Ltd. Drawing No. 1208_14;
- Proposed Front and Rear Elevations. October 2025. MJF CAD Solutions Ltd. Drawing No. 1208_12;
- Proposed Side Elevations. October 2025. MJF CAD Solutions Ltd. Drawing No. 1208_13;
- Existing Block Plan. October 2025. MJF CAD Solutions Ltd. Drawing No. 1208_08
- Planning Statement. 05 December 2025. Squires Planning. Ref. 0359.

North Meadow and Clattinger Farm Special Area of Conservation (SAC)

The development lies within the outer zone of influence (4.2 – 9.4km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

Distillery Farm Meadows Site of Special Scientific Interest (SSSI)

This application lies within the Impact Risk Zone of Distillery Farm Meadows Site of Special Scientific Interest (SSSI). There is potential for the proposed development to have a harmful effect on this SSSIs and those SACs, SPAs or Ramsar sites that they underpin. The developer has a responsibility to protect the qualifying features of this site. Further advice can be found here: [Sites of special scientific interest: public body responsibilities - GOV.UK](#)

The LPA must be reasonably sure that the proposal will not result in significant adverse effects on this protected site/these protected sites. Appropriate avoidance and protection measures must be provided within a Construction Method Statement (CMS), secured by planning condition.

Protected Species

BatCraft undertook, a Preliminary Roost Assessment which found that the building holds 'negligible potential' for roosting bats, due to a lack of potential bat exit/entry points and potential roosting areas around the building. The construction of the extension to the existing dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats and no additional external lighting is proposed.

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 187 d). CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. Further details should be provided on the number and types of bird and bat boxes to be included, and the location of these enhancements must be included in the site plan drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development.

A lighting condition should be applied to any permission given this application, as detailed below. Any domestic lighting, e.g. at doorways or pathways, should be low level bollard style or wall mounted and pointed downward to avoid light spill onto areas of vegetation likely to be used by bats and other wildlife species.

There are records of brown hairstreak butterfly within the neighbouring Distillery Farm Meadows SSSI. Brown hairstreak is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006 and is a Butterfly Conservation High Priority Species. Given the proximity of local records and the availability of suitable habitat, brown hairstreak butterfly is presumed to be present. The development proposals include the retention of boundary hedgerows with associated blackthorn scrub. Subject to the appropriate ongoing management of these retained habitats, no significant adverse effect on the local brown hairstreak population is anticipated. Any proposed hedgerow or tree planting must include blackthorn to support any existing brown hairstreak population.

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.

CONDITIONS:

1. Compliance with submitted documents

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

- Ecological Survey Report (Bats). 10 November 2025. BatCraft. Ref. NWP/ESR-10/11/25-version 1.

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 Distillery Farm Meadows Site of Special Scientific Interest (SSSI).

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. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for bats and 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.

4. 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.

INFORMATIVES:

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	29/01/2026