

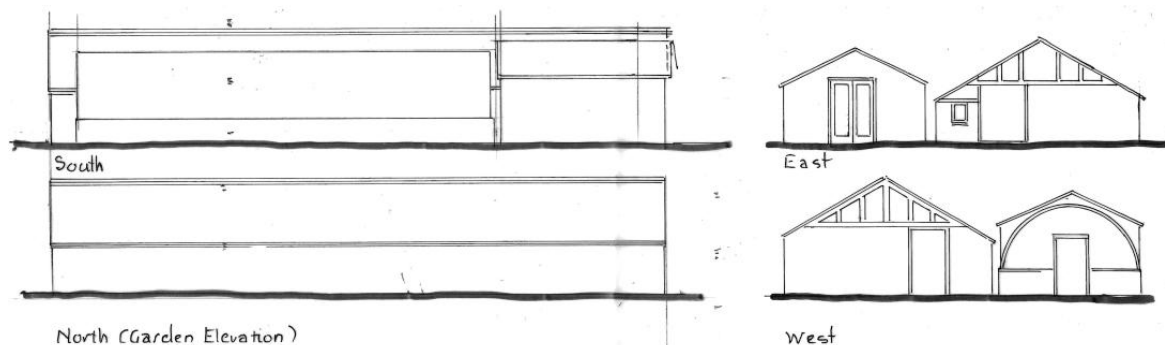
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08711
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Cottage, Ashley Studd, Ashley, Box, Corsham, SN13 8AN
DEVELOPMENT DESCRIPTION:	The replacement of existing domestic storage and workshop buildings with a combined domestic storage and workshop building
RECOMMENDATION:	That Planning Permission be GRANTED

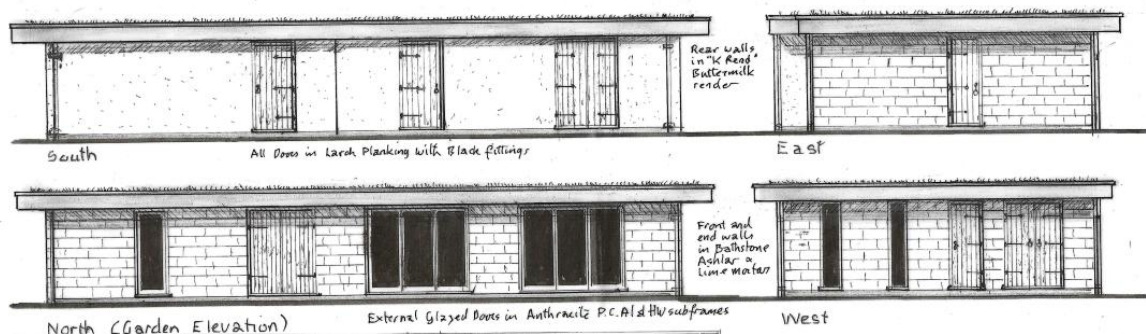
PROPOSAL

The proposal seeks planning permission for the replacement of existing domestic storage and workshop buildings with a combined domestic storage and workshop building which incorporates a garden room. The application is submitted using Householder application forms.

During the life of the application, additional and revised information was provided which addressed the potential presence of protected species within the site, upon which additional consultations were carried out with the Wiltshire Council Ecology Team.



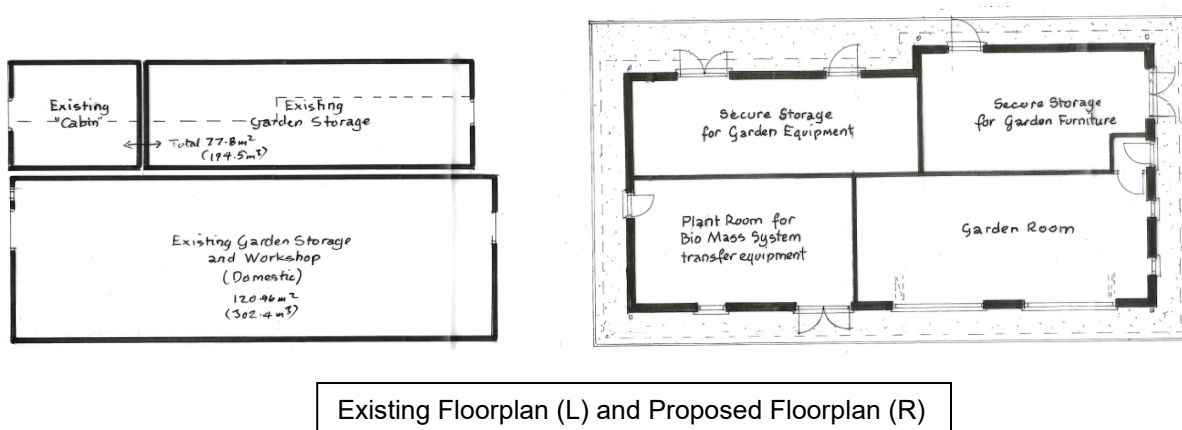
Existing Elevations



Proposed Elevations

The application seeks for the removal of the existing domestic storage and workshop buildings and to replace with a single domestic storage and workshop building, which also incorporates a garden room. The existing buildings are pitched roofed but present as a mixture of sizes and external appearances and are built against an embankment along the front boundary which rises to the present access track which runs parallel with the front of the site. The buildings were subject to a previous certificate of lawfulness application- N/12/04075/CLE – to regularise their use as combined domestic and B8 use, with the buildings remaining in domestic use associated with The Cottage.

The proposed single standalone building is a single storey structure with a flat overhanging sedum roof, constructed from natural Bathstone Ashlar with cream render on the blockwork to the rear elevation and powder coated aluminium windows in 'anthracite'. The building is proposed to be located in the same vicinity as the existing buildings to the NE of the site with a hardcore path and concrete edge around the perimeter of the building, and will occupy broadly the same footprint as the existing buildings cumulatively, as illustrated by the existing and proposed floorplan images below:



In terms of fenestration, the building will introduce an overall increase to fenestration, with full length glazed doors and windows incorporated to the north elevation, facing the rear amenity space, with 2 full length windows to the side (west) elevation. The south and east elevations do not feature fenestration but rather incorporate entrance doors. To enable each separate part of the building – the garden equipment storage room, the furniture store, the plant toom and the garden room – can be accessed independently externally.

The proposed measurements of the replacement building is approx. 19.4m in width, 10m deep and 3.4m high.

SITE DESCRIPTION/CONTEXT

The site known as The Cottage is a detached dwelling situated within Ashley, which is approximately 1 mile south-west of the village of Box within the Corsham Community Area. Ashley is a hamlet of properties approximately half a mile to the south-west of Box village.

The main dwelling is set back from the road, utilising the same off-road access which serves the Linhay Cottages situated to the NW of the application site. The existing cluster of buildings proposed to be replaced are located to the NE of the site, comprising a large pitched roof

building currently used as a domestic workshop, a smaller curved roof building used for domestic and garden storage and a garden lodge style cabin, constructed from a mixture of timber, brick, concrete block and sheet metal with glazed timber windows. The site is located both within the Cotswolds National Landscape and the North Wilts Green Belt. The surrounding area is largely rural with a small number of dwellings within the vicinity of varying styles and appearance.

The application site is subject to the following planning policy constraints:

- Cotswold National Landscape
- North Wiltshire Green Belt
- Bath and BOA Bat SAC
- Countryside Character Area – Cotswolds
- Historic Building Sites and Monuments Record – Ashley Stud Farm
- Areas Susceptible to Ground Water Flooding - >25% <50%
- Risk of Flooding from Surface Water – Minor
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely

PLANNING HISTORY

Proposal / Summary
N/12/04152/FUL - Full planning permission Decision - Approve with Conditions Date: 28/3/2013 – Erection of a Storage Building and Associated Works to House Bio-Mass Boiler.
N/12/04075/CLE - Lawful development: Existing use Decision - Approved Date: 29/1/2013 – Certificate of Existing Lawful Use - Mixed Use Comprising of Residential & Associated Land, Carpentry Business & Storage in Association with the Carpentry Business

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 11: Spatial Strategy for Corsham Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape

Cotswolds National Landscape Management Plan 2025-2030:

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt land

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Box Parish Council: No comment.

Wiltshire Council Archaeology: No comment.

Council Ecologist: No objection subject to conditions –

In respect to the initial submission:

A pond lies within the redline boundary of the proposed development with records of Great Crested Newts (GCN). Habitats within this development proposal provide some terrestrial habitat suitable to support GCN and although the pond won't be directly impacted by the scheme, impacts to GCN cannot be ruled out. We would advise that the Natural England rapid risk assessment for impacts on newts is undertaken and where an impact is predicted, the applicant may wish to consider District Level Licensing (DLL). Instead of carrying out site-specific mitigation and compensation, the applicant can apply to Natural England to determine whether the scheme is eligible for DLL. Once the scheme is accepted under the District Level Licensing Scheme for Great Crested Newts, the Impact Assessment and Conservation Payment Certificate (IACPC), which must be signed by the applicant and countersigned by Natural England is submitted to the LPA.

Insufficient information has been submitted, therefore a holding objection is maintained until the issues identified have been suitably addressed.

Upon the submission of a Protected Species Protection Plan which addressed the identified issues, Wiltshire Ecologists provided no objections to the proposal, subject to the following conditions and informatives being included if the permission was granted:

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements. Ecological enhancements are provided through the installation of bird and bat boxes within

section 4.3 of the Preliminary Roost Assessment (PRA) and Nesting Bird Survey. The location of ecological/biodiversity enhancements must be included in the site plan drawings (see condition below) and will become an enforceable part of the planning permission.

1. Compliance with submitted documents

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

- *EEL693 The Cottage, Ashely Stud, Box – Great Crested Newt (GCN) Technical Note. Ellendale Environmental.*
- *Species Protection Plan (SPP) for Great Crested Newts. 09 January 2026. Ellendale Environmental. Version CIC v1.0;*
- *Preliminary Roost Assessment (PRA) and Nesting Bird Survey. 18 June 2025. Ellendale Environmental. Version CIC v1.0.*

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

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and 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.

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.

INFORMATIVES:

Bat Species

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same

roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Great Crested Newts

There is a residual risk that great crested newts could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Species Protection Plan (SPP) for Great Crested Newts. 09 January 2026. Ellendale Environmental. Version CIC v1.0). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

ISSUES

- Principle of Development
- Appropriateness of the development in Greenbelt and harm to the openness.
- Design and Impact upon the upon the character and context of the area and the Cotswold National Landscape
- Residential Amenity
- Ecology Impact and Bath and BOA Bat Sac

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of development

The removal and replacement of the existing domestic storage and workshop buildings relates to an existing residential property, the principle of which is established as acceptable. However, since the application site is located within the North Wiltshire Green Belt, an assessment must also be undertaken as to whether the proposals constitute “inappropriate development” for the purposes of section 13 to the NPPF. For convenience, that assessment is undertaken in the sub-section immediately below. The detail of the proposals must also be assessed against all other relevant policies, with assessment undertaken in the relevant sub-sections below.

Appropriateness of the development in Green Belt and harm to the openness.

The development is located within the Bath and Western Wiltshire Green Belt.

Great importance is attached to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 152 to the NPPF is unequivocal in stating that *inappropriate* development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 of the NPPF states:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Before then going on to identify exceptions to that policy, setting out forms of development which may be *not inappropriate* in the Green Belt (known as exceptions (a) though to (h)). Of most relevance in this instance is exception (d), which states:

The extension or the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

In this case, given the very close proximity of the two existing buildings to each other, for the purposes of assessment against Green Belt policy, it is reasonable to regard them as a single building.

The use of the existing buildings appear to be for domestic storage and workshop, ancillary to the use and occupation of The Cottage as a domestic dwellinghouse. The use of the new building is stated as being the same and for that reason the first part of exception 154(d) is satisfied.

Turning to the size and scale of the proposal in comparison with the existing, it is evident that would be an increase (and on a marginally different footprint). This increase is not considered to be significant and is not a material increase for the purposes of paragraph 154(d).

Notwithstanding the small change in siting of the building, the built form of the domestic storage and workshop building would be in approximately the same position of the residential curtilage, and for that reason neither is there considered to be an impact on the openness of the Green Belt.

Accordingly, the proposed development is not considered to be inappropriate in the Green Belt and will comply with the requirements of section 13 to the NPPF.

Design and Impact upon the upon the character and context of the area and the Cotswold National Landscape

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces. WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

The application site is located within the Cotswold National Landscape (formerly AONB) and as such Section 15 of the NPPF is relevant. Section 245 of the Levelling Up and Regeneration Act 2023 (LURA) introduced a statutory duty on relevant authorities to seek to further the statutory purposes of protected landscapes. With regards to National Landscapes, this requirement has been incorporated into Section 85 of the Countryside and Rights of Way (CROW) Act 2000, which now states *"In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."*

This replaces the previous version of Section 85 of the CROW Act. Any relevant authority is required to take all reasonable and proportionate steps to explore how the statutory purpose of conserving and enhancing the natural beauty of National Landscapes can be furthered. Similarly, the NPPF advises (paragraph 182) that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues."*

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is

compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

Section 12 of the NPPF expects a good standard of design, whilst section 15 details conserving and enhancing the natural environment. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

On balance, the proposed replacement domestic workshop and storage building is considered acceptable. Although it will replace a cluster of smaller existing structures, the new building will appear as a single, coherent form rather than a collection of varying sizes and designs, resulting in a more simplified built form that is in-keeping and compatible with the main dwelling and its plot. The use of a 'green' roof also helps the proposal to integrate within this rural setting, helping it to blend and harmonise in this location.

By reason of the scale, design and materials of the replacement building, the proposal is considered to result in a sympathetic and proportionate development. The proposed height, massing and overall bulk respond positively to the established landscape character, ensuring that the new structure integrates cohesively within its setting rather than appearing dominant or incongruous. Furthermore, the proposed works are not judged to result in unacceptable visual harm to the qualities, scenic beauty or special character of the Cotswolds National Landscape. The proposed built form of the structure help to conserve the visual appearance and integrity of the designated landscape setting.

Therefore it is considered that the proposal is in accordance with WCS Core Policies 51 and 57, policies CE1, CE4 and CE6 of the Cotswolds National Landscape Management Plan, the Wiltshire Design Guide and section 12 and 15 of the NPPF.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties most sensitive to the development site are Ashley Stud and 1 Linhay Cottage to the south and north of the site respectively, with Ashley Lodge Farm to the NE and Sheelin Lodge to the east.

The proposed works are in closest proximity to 1 Linhay Cottages. The replacement building is broadly positioned on the footprint of the existing structures to be removed, albeit set slightly further back within the plot compared with the current arrangement. Notwithstanding this minor repositioning, the existing separation distances to the shared boundary with No. 1 will be maintained as the built form will not be positioned closer to the boundary. The overall height of the proposed building is comparable to that of the existing structures, ensuring it will not appear more dominant, overbearing or visually imposing. In addition, the side (east) elevation

facing the boundary, does not feature any fenestration, thereby leading to an overall reduction in window openings adjacent to the boundary.

Ashley Stud is located to the south of the application site. Vantage points to the development are possible both on approach to the site as well as from the rear amenity space associated with Ashley Stud, however the positioning of The Cottage itself will provide a degree of screening to the works. Whilst the side (west) elevation does incorporate an increase in fenestration resulting from the 2 full length windows, the distance with Ashley Stud is considered sufficient to mitigate against any unacceptable overlooking or loss of privacy.

The access track serving both the application site and Linhay Cottages also provides access to Ashley Lodge Farm, meaning that views of the development are possible when approaching along this route. However, there is a substantial existing distance between Ashley Lodge Farm and the application site, and the proposed building is to be positioned further into the plot than the current structures, thereby increasing the overall separation. The front elevation of the replacement building facing the shared boundary incorporates only access doors rather than fenestration, which further limits opportunities for overlooking and mitigates potential impacts on neighbouring amenity.

Lastly, Sheelin Lodge is located to the east of the site and is set back from the main road, however there is established landscaping and hedging between the property and the application site which greatly screens views to the proposed development. Whilst Sheelin Lodge is positioned at a marginally higher ground level to the application site, the boundary treatments and distance between the boundaries are considered sufficient.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. Given the positioning of the property, together with the scale, design, additional fenestration and the distances to the neighbouring properties, it is considered that the proposal will not result in unacceptable impact to the amenity or living conditions of surrounding residential occupiers. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact & Bath and BOA Bat SAC

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats. The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided. As the site is subject to the potential habitat for several species, these have been sub-sectioned below.

Great Crested Newts

A pond lies within the redline boundary of the proposed development with records of Great Crested Newts (GCN). Habitats within this development proposal provide some terrestrial

habitat suitable to support GCN and although the pond won't be directly impacted by the scheme, impacts to GCN cannot be ruled out. The initial information provided addressing protected species on site was determined insufficient by Wiltshire Council Ecologists as it was not possible to be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species, and further information was requested.

The Council Ecologist has commented that a Natural England Rapid risk assessment returned a result of 'offence highly unlikely' for GCN. Habitats on site are suboptimal and the probability of GCN that will be affected as part of the development is considered low. There remains potential for amphibians to be present and a precautionary working method statement is provided within the Species Protection Plan (SPP) for Great Crested Newts which is welcomed. This should be secured by condition.

Nesting Birds

In addition to the GCN, habitats across the site provide suitable nesting habitat for a range of bird species. Wiltshire Council Ecologists confirm that where possible, habitat removal must be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection should be conducted no more than 48 hours before clearance.

Bats

The application site is located within a consultation zone for Greater Horseshoe bats and Lesser Horseshoe bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The Council Ecologist has confirmed that the Ecological Impact Assessment identified the buildings on the site as providing negligible potential to support roosting bat species, with no evidence of roosting bats found during the survey. The proposed development will not require removal of any vegetation considered to be functionally valuable to roosting bats. Therefore, it was their view that there is no mechanism for adverse effect on bat species.

Furthermore, 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. No vegetation removal is proposed as part of the development and no additional external lighting is proposed. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC.

While it is not expected that this development will result in significant loss of habitat, both CP50 and the NPPF requires the inclusion of biodiversity enhancements. Ecological enhancements

are provided through the installation of bird and bat boxes within section 4.3 of the Preliminary Roost Assessment (PRA) and Nesting Bird Survey. The location of ecological/biodiversity enhancements must be included in the site plan drawings (see condition below) and will become an enforceable part of the planning permission. Wiltshire Council Ecologists have also requested for a condition to be imposed upon the planning permission to limit the installation of external lighting to the site without prior approval from the LPA, as well as informatives relating to bats and GCN.

Nesting Birds

Habitats across the site provide suitable nesting habitat for a range of bird species. Where possible, habitat removal must be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection should be conducted no more than 48 hours before clearance

Conclusions on ecology

This recommendation includes a pre-commencement planning condition relating to Ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 03.02.26.

Overall, the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist and as such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed positioning of the building is broadly on the same footprint and location as the two existing structures and is not inappropriate development in the Green Belt. Furthermore, the proposed building would not result in unacceptable visual harm to the character and appearance of the locality, and enables sympathetic development within the Cotswolds National Landscape that regards the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. In other respects, the design and materials used, the proposed development is considered to be acceptable and appropriate. Lastly, and subject to conditions, the proposal demonstrates that the scale and nature of development is such that significant

harm to biodiversity is unlikely, whilst not resulting in unacceptable harm to the residential amenity of the neighbouring properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

3208/1 C – Location and Block Plans received 18.11.25

3208/2 A – Proposed Plans and Elevations received 18.11.25

REASON: For the avoidance of doubt and in the interests of proper planning.

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

- EEL693 The Cottage, Ashely Stud, Box – Great Crested Newt (GCN) Technical Note. Ellendale Environmental.

- Species Protection Plan (SPP) for Great Crested Newts. 09 January 2026. Ellendale Environmental. Version CIC v1.0;

- Preliminary Roost Assessment (PRA) and Nesting Bird Survey. 18 June 2025. Ellendale Environmental. Version CIC v1.0.

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

4. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and 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

5. 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:

Bat Species

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Great Crested Newts

There is a residual risk that great crested newts could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Species Protection Plan (SPP) for Great Crested Newts. 09 January 2026. Ellendale Environmental. Version CIC v1.0). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).