

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	20/01/2026, 12/02/2026
Application number:	PL/2025/09526
Proposal:	Extension and alterations of a listed building, including timber outbuilding, groundworks to stabilise the driveway and provision of an air source heat pump
Site address:	7, Reybridge, Lacock, Chippenham, SN15 2PB
Case officer:	Victoria Blackmore

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 Roost Assessment, Ellendale Environmental, October 2025
- Design, Heritage Impact & Access Statement, Artel, December 2025
- [PR S-E elevations, Artel31, Rev C, November 2025](#)
- [PR N-W elevations, Artel31, Rev B, November 2025](#)
- [PR street elevation, Artel31, Rev A, November 2025](#)
- [PR Ecology plan, Artel31, November 2025](#)
- [Construction Method Statement, Artel31, Rev A, February 2026](#)

The site comprises a detached dwelling where it is proposed to extend the building, including the demolition and replacement of the kitchen extension, as well as construct a garden office outbuilding. The site is neighboured by a garden plot to the north and west, agricultural land to the south, and the River Avon 10m east.

[Thank you for re-consulting Ecology; my second comments are shown in blue. Following further communication with the applicant, plans have been submitted to address the requirements of the suggested conditions \(a construction method statement, and biodiversity enhancements\).](#)

COMMENTS:

Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC)

The site lies within two core roost buffers of Bechstein bats associated with the Bath and Bradford-on-Avon Bats SAC. It therefore may have the potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations 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.

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 given the scale and nature of the currently proposed development (which does not propose removal of any bat habitat or roosts, and does not propose any additional external lighting), there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Bat survey

The building was assessed for signs of bats and bat roosting features. No suitable bat access points were observed, with much of the roof having been replaced and repaired in the past ten years. Overall, the building was concluded to be of negligible potential for roosting bats. Further, the outbuildings were also considered unsuitable, being open at the sides. Considering the habitats surrounding and records nearby (the nearest being a Brown Long-eared roost 150m northeast), the precautionary measures outlined in the report must be adhered to, and if a bat is found, all works must cease and an ecologist contacted.

In line with NPPF and with 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. **A plan showing the details and locations of biodiversity enhancements – such as bat and bird boxes – should be secured via a condition.**

A plan showing the location and specifications of a bird (1SP Schwegler sparrow terrace) and bat (Schwegler 1FF flat) box has been submitted. As such, the above matter has been addressed, and the enhancements should be secured via a compliance condition (i.e., compliance with submitted plans, including ecology plan).

Other habitats and species

The River Avon runs adjacent to the site, 10m to the east. This is a Priority Habitat and County Wildlife Site, and there are records of otter and beaver in the vicinity. Policy CP50 states that *“Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable”*.

As such, to ensure this habitat remains unaffected by construction works nearby, a Construction Method Statement (CMS) should be secured via a condition. The CMS must include measures to reduce the risk of pollution (e.g., noise, light, dust) on this sensitive habitat during construction. The CMS should also outline the necessary precautions for bats and nesting birds.

A CMS detailing run-off control measures, as well as noise, dust and vibration control, has been submitted. This should be adhered to throughout the construction phase, and 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 documents:

- PR S-E elevations, Artel31, Rev C, November 2025
- PR N-W elevations, Artel31, Rev B, November 2025
- PR street elevation, Artel31, Rev A, November 2025
- PR Ecology plan, Artel31, November 2025
- Construction Method Statement, Artel31, Rev A, February 2026

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

~~1. 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 River Avon, nesting birds 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.~~

~~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 — 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

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.

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

Ecologist	Date
Abi Gazzard	12/02/2026