

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	04/03/2026
Application Number:	PL/2026/00853
Proposal:	Demolition of existing sheds and replacement with a single storey outbuilding to provide a home office and studio space
Site Address:	60 The Green, Poulshot, Devizes, SN10 1RT
Case Officer:	Jane Sanger

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:

- Protected Species Survey. 22 December 2025. Pure Ecology Ltd;
- Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan. January 2026. WH Landscape Consultancy Ltd. Ref. 25.2086;
- Proposed Plans. 16 January 2026. Dolman Surveyors. Drawing No. 4403-02. Rev. D;
- Proposed Elevations. 16 January 2026. Dolman Surveyors. Drawing No. 4403-03. Rev. C;
- Existing Plans and Elevations. 16 January 2026. Dolman Surveyors. Drawing No. 4403-01. Rev. D;
- Design, Planning & Heritage Statement. January 2026. Dolman Building Surveyors.

The proposed site does not lie within or adjacent to any sites designated for conservation and there are no areas of significant ecological importance within a zone of influence, it is expected that minor adverse impacts could be suitably mitigated through an appropriate design scheme and timing of works.

Protected Species

The Protected Species Survey confirms that the existing sheds do not contain any external or internal gaps, crevices or concealed voids suitable for roosting bats. The sheds, trees and vegetation proposed for removal were assessed as having negligible potential to support roosting bats. The site is assessed to offering limited suitability for foraging and commuting bats. The demolition of existing sheds and replacement with a single storey outbuilding will not require the removal of vegetation considered to be functionally important for bat foraging or commuting. No new lighting has been proposed as part of the development and in the absence of such, it is very likely that the functionality of habitats and their availability to bats will not be adversely affected.

The habitat within the proposed development site and the surrounding area is suitable for roosting, 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. 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Where possible, vegetation removal should 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 must be conducted no more than two weeks before vegetation clearance begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season.

Vegetation across the site should be retained, protected, and enhanced wherever possible. Any areas identified for retention must remain undeveloped and, where appropriate, be enhanced and incorporated into the site's landscaping scheme in order to protect and improve biodiversity.

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.

Core Policy 50

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 186 d).

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, such as bird and bat boxes. Ecological enhancements are provided through the installation of bird boxes, within Protected Species Survey. The location of ecological/biodiversity enhancements must be included in the site plan drawings (Proposed Plans. 16 January 2026. Dolman Surveyors. Drawing No. 4403-02. Rev. D; and, Proposed Elevations. 16 January 2026. Dolman Surveyors. Drawing No. 4403-03. Rev. C) and will become an enforceable part of the planning permission. Bird boxes will continue to be available for birds for the lifetime of the development.

CONDITIONS:

1. Compliance with submitted documents

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

- Protected Species Survey. 22 December 2025. Pure Ecology Ltd;
- Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan. January 2026. WH Landscape Consultancy Ltd. Ref. 25.2086;
- Proposed Plans. 16 January 2026. Dolman Surveyors. Drawing No. 4403-02. Rev. D;
- Proposed Elevations. 16 January 2026. Dolman Surveyors. Drawing No. 4403-03. Rev. C.

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

2. 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	04/03/2026