

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	18/03/2026
Application number:	PL/2026/01168
Proposal:	Removal of 2 windows and replacement with 3 roof lights.
Site address:	LEAH HOUSE, 60, MARSTON MEYSEY, SWINDON, SN6 6LQ
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:

- Proposed plans & elevations, March 2026
- Existing plans & elevations, March 2026

The site comprises a dwelling surrounding by further dwellings, with arable land approximately 40m west and 50m east.

COMMENTS:

North Meadow & Clattinger Farm SAC

The development lies within the inner zone of influence (0-4.2km) 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. Under the Habitat Regulations 2017 (as amended) the development's potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects, must be considered.

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 development (there will be no net gain in overnight accommodation), there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected species

The works to the roof are considered unlikely to impact any potential bat roosting features. The submitted photos show that the single-storey roof (with no enclosed void internally) is in good condition, well-sealed and has no prominent gaps under the tiles.

Overall, the risk posed to protected species is considered to be minimal. Although the proposal is minor in nature, the applicant is advised that enhancements for biodiversity – such as the installation of a hedgehog nest box or bird box – would be welcomed and in line with CP50.

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.

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

Ecologist Abi Gazzard	Date 18/03/2026
---------------------------------	---------------------------