

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	18/03/2026
Application number:	PL/2025/02811
Proposal:	Internal and external refurbishment and two storey extension to a Grade-II listed dwelling.
Site address:	The Glen, Ashes Lane, Kington Langley, Chippenham, SN15 5NP
Case officer:	Rose Fox

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	Objection - further information required
	Objection in principle
	HRA completed/required

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ecology	W & CA, CP50 NPPF	Preliminary Ecological Survey/Internal bat survey	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Proposed Elevations 4416-015 C. September 2025. Llewellyn Harker Lowe
- Existing Elevations 4416_05 A. September 2025. Llewellyn Harker Lowe
- Bat Survey Report. August 2025. Daniel Ahern Ecology

Protected and Notable Species/Habitats

A Bat Survey Report has been submitted in support of the application and states that internal and external inspection surveys were undertaken at the site (section 2.2). However, the report provides details of a single emergence survey only. Details of the internal inspection are not

included within the report and have not been submitted in support of the application. The information submitted to date is therefore insufficient to make a full assessment of the potential impacts.

It is understood that an initial Preliminary Roost Assessment was undertaken; this must be submitted in support of the application to enable a full assessment of the site. Clarification should also be provided on the proposed works and their potential impacts on bats, the bat surveys refers to Building 1 suggesting multiple buildings may be impacted by the works, clarification is therefore required.

Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process. Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development must be submitted as part of the proposal, and shown on development drawings, where bats are present, or likely to be present.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

No information has been submitted in relation to nesting birds or whether they may be affected by the proposals. It is anticipated that this would be addressed within the Preliminary Ecology Appraisal. Any impacts to nesting birds must be appropriately mitigated to ensure there is no net loss of biodiversity as a result of the development and could be included to ensure a net gain.

BNG

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.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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