

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	25/03/2026
Application number:	PL/2025/10016
Proposal:	Conversion of Class Q into Full Planning Permission for one new self build dwelling.
Site address:	Church Farm, Lower Seagry, Chippenham, SN15 5EP
Case officer:	James Webster

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
(a)	BNG	Town and Country Planning Order 2015, Environment Act 2021	25/03/2026 -Clarification of exemption OR completed metric	

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.

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:

- Planning and Heritage Statement, mdp, December 2025, version 4
- Proposed Plans, Elevations and Section – Option 2, mdp, December 2025
- Preliminary Roost Assessment, Herdwick Ecology, January 2026

The site comprises agricultural buildings, proposed for conversion into a dwelling. Prior approval for change of use was previously given, but the current application seeks to add rooflights, battery storage and a garden area. The site is connected to agricultural fields to the north and east, with a church to the west and further farmland beyond.

COMMENTS:

Protected species

A preliminary bat roost assessment was first undertaken in February 2023, and updated in January 2026. The main barn and adjoining open-sided barns were found to have negligible potential for use by roosting bats, and no further survey is considered necessary. The report recommends that two bat boxes are built into the timber cladding on the western elevation. These features, and other biodiversity enhancements, would be in line with the NPPF and CP50, and should be secured via condition.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. 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.

It is not anticipated that the remaining on-site habitats (short grassland and hardstanding) are of significant value to reptiles, amphibians, badgers, or other protected and notable wildlife.

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). The applicant is seeking to apply the exemption for self and Custom Build Development, which is for development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

However, the site size exceeds 0.5 hectares. The applicant could either revise the redline boundary (to <0.5 hectares), provide sufficient justification of other potential exemption criteria, or provide a completed BNG metric and habitats map.

IN SUMMARY: Insufficient information has been submitted. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

CONDITIONS: wording to be provided once above issues addressed.

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

Ecologist	Date
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