

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	02/04/2026
Application number:	PL/2026/01531
Proposal:	Erection of agricultural storage building with integral domestic garage, and a polytunnel.
Site address:	Southview Farm, Widbrook, Bradford on Avon, BA15 1UH
Case officer:	Verity Giles-Franklin

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Bat SAC	Habitat Regulations, NPPF, Wiltshire CP50	02/04/2026 -Clarification of any new lighting -Clarification of planting specifications to deliver habitat mitigation/BNG	

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 Statement, LDPC
- Existing Block Plan, MoodDesign, March 2026
- Proposed Block Plan, MoodDesign, March 2026
- Small Sites Metric (Statutory Biodiversity Metric), Olly & Becky Coppin, February 2026
- Pre-Development and Post-Development Baseline Maps

The site comprises an area of Southview Farm where it is proposed to construct an agricultural storage building and polytunnel. The site borders grassland fields to the north, east and west, with buildings to the south and hedgerow bisecting the fields.

COMMENTS:

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

The site is located within multiple Greater Horseshoe and Lesser Horseshoe core roost buffers associated with the Bath and Bradford-on-Avon bat SAC. The current proposal therefore has potential to result in significant adverse impact on the special features of the SAC. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) 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.

The BNG metric identifies that there will be a loss of ~0.08 ha of grassland and ruderal habitat. These habitats may be of some value to species such as Greater Horseshoe bats (known to be associated with patchworks of fields, particularly containing grazed pasture). It would therefore be appropriate for compensatory habitat to be secured. Whilst the BNG metric demonstrates a net gain in biodiversity units via the provision of trees and native-species hedgerow, as well as enhancement of grassland, the tree and hedgerow species – and grassland mix, if applicable – are unclear. Please could details of the plantings be submitted to enable the ecology team to fully review potential habitat mitigation measures? Further, please can the applicant confirm whether any new lighting is proposed and, if so, details of the location and type of these fittings? This information will enable the AA to be undertaken, which must be completed and the conclusion agreed with Natural England prior to the application being determined.

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).

A completed small sites statutory metric calculation and map (Small Sites Metric (Statutory Biodiversity Metric), Olly & Becky Coppin, February 2026; Pre-Development and Post-Development Baseline Maps) confirming the baseline units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.5737 Habitat units
	0.0537 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured.

CONDITIONS: wording to be provided once all matters resolved.

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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