

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	16/04/2026
Application number:	PL/2026/00154
Proposal:	Proposed erection of a single storey rear extension following demolition of existing extension. Raise roof structure to main dwelling, incorporating dormers and velux windows to form new first floor level. Renewal of windows, doors, fascia & soffit boards and gutters.
Site address:	7 Stoke Mead, Limpley Stoke, Bath, BA2 7GX
Case officer:	Selina (Nina) Parker-Miles

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)
	Bats	The Conservation of Habitats and Species Regulations 2017 (as amended)	16/04/2026 Information on how the site is currently used by bats.	NO- Preliminary Bat Roost Assessment Report March 2026 by Collington Winter Environmental REF: CW20-4095

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 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:

- Location Plan Drawing No: 7SM/080126/12 - Rev 1
- Existing Floor & Roof Plans And Section Drawing No: 7SM/171225/02 - Rev 1

- Proposed First Floor Plan Drawing No: 7SM/171225/06 - Rev 2
- Proposed Section A-A Drawing No: 7SM/171225/08 - Rev 3
- Existing & Proposed Site Plans Drawing No: 7SM/171225/03 - Rev 3
- Proposed Roof Plan Drawing No: 7SM/171225/07 - Rev 2
- Proposed Section B-B Drawing No: 7SM/171225/09 - Rev 3
- Proposed Elevations Drawing No: 7SM/171225/04 - Rev 4
- Existing Elevations Drawing No: 7SM/171225/01 - Rev 2
- Proposed Ground Floor Plan Drawing No: 7SM/171225/11 - Rev 1
- Design and Access Statement January 2026
- Preliminary Bat Roost Assessment Report March 2026 by Collington Winter Environmental REF: CW20-4095

Matters Considered:

Habitat Regulations Assessment

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

The application site is located within multiple consultation zones for Greater horseshoe bats, Lesser Horseshoe bats and Bechstein bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. 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.

Survey by Collington Winter Environmental (Preliminary Bat Roost Assessment Report March 2026 by Collington Winter Environmental REF: CW20-4095) established that the building offers negligible potential to support Annex II bats.

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). Having regard to the nature of the proposal and the survey findings, 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

Bats

As identified within the Preliminary Bat Roost Assessment (Preliminary Bat Roost Assessment Report March 2026 by Collington Winter Environmental REF: CW20-4095), the building has been assessed as having low bat roosting potential; however, the proposed works would result in the loss of identified potential roosting features. In accordance with current best practice guidance, a bat emergence survey has been recommended and will therefore be required to determine the

presence or absence of roosting bats prior to works commencing. The findings of this survey will inform whether any further mitigation or licensing requirements are necessary.

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.

DRAFT CONDITIONS: These will be added once the issues above have been addressed

1. Compliance with the submitted documents

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

- Preliminary Bat Roost Assessment Report March 2026 by Collington Winter Environmental REF: CW20-4095 (To be updated)

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

1. 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.

Protected species informative

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
-----------	------