

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde
Date:	01/12/2025 23/04/2026 text in red
Application number:	PL/2025/07334
Proposal:	The erection of a two-storey rear extension and single storey side and rear extension on the ground floor along with alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.
Site address:	BINCKNOLL COTTAGE, CHADDINGTON LANE, ROYAL WOOTTON BASSETT, SWINDON, SN4 8QT
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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	EcIA Required	The Wildlife and Countryside Act 1981 (as amended)	30/10/2025 23/04/2026 An Ecological Assessment has been submitted in support of this application however this contains insufficient information to determine potential impacts on the following habitats and protected/notable species: - Great Crested Newts	NO - Preliminary Roost Assessment by COYNE ENVIRONMENTAL LTD September 2025

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:

- ~~PROP FIRST AND SECOND FLR PLANS Project ID 2512-068~~
- ~~PROP SITE PLAN Project ID 2512-066~~

- Exg Elevations - E And N
- ~~PROP ELEVATIONS - W AND S Project ID 2512 070~~
- Design And Access Statement By Offgrid Architecture 28th Of August 2025
- EXG FIRST AND SECOND FLOOR PLANS Project ID 2512 004
- PROP GARAGE FLR PLANS Project ID 2512 073
- ~~PROP ELEVATIONS - E AND N Project ID 2512 069~~
- EXG LOCATION PLAN Project ID 2512 001
- EXG ELEVATIONS - W AND S Project ID 2512 006
- ~~PROP GROUND FLOOR PLAN Project ID 2512 067~~
- EXG ELEVATIONS – GARAGE Project ID 2512 007
- EXG SITE PLAN Project ID 2512 002
- EXG VISUALISATIONS Project ID 2512 008
- ~~PROP GATE AND BOUNDARY WALL DESIGN Project ID 2512 071~~
- PROP ELEVATIONS – GARAGE Project ID 2512 074
- ~~PROP VISUALISATIONS Project ID 2512 072~~
- EXG GROUND FLOOR PLANS Project ID 2512 003
- Preliminary Roost Assessment By COYNE ENVIRONMENTAL LTD September 2025
- PROP PV DETAILS 1 Project ID 2512 073
- PROP PV DETAILS 2 Project ID 2512 074
- PROP ELEVATIONS - W AND S Project ID 2512 070A
- PROP FIRST AND SECOND FLR PLANS Project ID 2512 068A
- PROP VISUALISATIONS Project ID 2512 072A
- PROP SITE PLAN Project ID 2512 066A
- PROP GROUND FLOOR PLAN Project ID 2512 067A
- PROP ELEVATIONS - E AND N Project ID 2512 069A
- PROP GATE AND BOUNDARY WALL DESIGN Project ID 2512 071A

Matters Considered:

Protected Species:

A Preliminary Roost Assessment (PRA) was carried out by COYNE ENVIRONMENTAL LTD, the initial Ecological Assessment survey was undertaken on the 6th of August 2025.

Birds

No birds or active nests were seen during the survey. Impacts on nesting birds are considered unlikely.

Bats

An assessment for bats, a European Protected Species, was carried out as part of the Preliminary Roost Assessment (PRA). Due to the property being a dwelling with a converted loft space, a full internal inspection was not deemed necessary. External areas were checked for signs of bat activity, such as droppings, discarded wings, urine stains, or scratches, but none were found. In line with the Bat Conservation Trust Guidelines (2023) and the Conservation of Habitats and Species Regulations 2017, the site was assessed as having limited suitability for bats and negligible potential as a roost site.

The findings of the bat assessment are accepted. The submitted plans (EXG FIRST AND SECOND FLOOR PLANS Project ID 2512 004) show that the loft space within the property is fully converted and does not function as an unused loft. It is concluded that the dwelling has low to negligible potential to support roosting bats, and therefore significant impacts on roosting bats are not anticipated.

Great Crested Newts

The proposal does not currently address the potential presence of Great Crested Newts (GCN), despite a pond being located within the site and the availability of potentially suitable terrestrial habitat within the development footprint. As a European Protected Species, GCN are a material consideration in the planning process. Therefore, an assessment of the pond and surrounding terrestrial habitats, following industry guidelines, is necessary to determine the likelihood of GCN presence and to inform any required avoidance, mitigation, or compensation measures. These considerations should be integrated into the site layout and design to ensure compliance with relevant legislation and to safeguard biodiversity.

The applicant may wish to consider District Level Licensing (DLL). Instead of carrying out site-specific mitigation and compensation, the applicant can apply to Natural England to determine whether the scheme is eligible for DLL. Once the scheme is accepted under the District Level Licensing Scheme for Great Crested Newts, the *Impact Assessment and Conservation Payment Certificate (IACPC)*, which must be signed by the applicant and countersigned by Natural England is submitted to the LPA.

In the absence of the submitted assessment or confirmation of District Level Licensing, this matter remains outstanding.

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.

DRAFT CONDITIONS: These will be added once the issues above have been addressed, subject to change.

1. Compliance with submitted documents

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

- Preliminary Roost Assessment by COYNE ENVIRONMENTAL LTD September 2025
– Section Ecological Assessment

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

Informative General Species

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 affects 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
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