

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	23/04/2026
Application No:	PL/2025/09835
Proposal:	Refurbishment of The Byre Annex, installation of ASHP & external lighting.
Site Address:	Nuthills Farm, Sandy Lane, Chippenham, SN15 2PY
Case Officer:	Alex Edge

Recommendations:

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

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs 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:

- Nuthill Farm, Chippenham. Bat Survey Report. (Johns Associates, 17/09/2025).
- Proposed Site Plan. Drawing Number 24-077-202 Rev A. (James Slater and Co., 24/06/2024).
- Proposed Elevations. Drawing Number 24-077-206 Rev -. (James Slater and Co., 24/06/2024).

COMMENTS:

Protected Species

The submitted Bat Survey Report states that '*a total of eleven bat roosts were confirmed at The Byre outbuilding, comprising one day roost for serotine (total 2 bats), four day roosts for soprano pipistrelle (total 7 bats), one satellite maternity roost for common pipistrelle (total 7 bats), three day roosts for common pipistrelle (total 4 bats) and night roosts for both greater and lesser horseshoe bat*'. Proposed works at the Byre will impact all eleven bat roosts, with six roosts destroyed as a result of the works.

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.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology, sufficient information has been provided to ensure that their favourable conservation status can be maintained should the application be approved.

Sufficient and appropriate mitigation measures are proposed in section 4.2.4 of the Bat Survey Report and indicated on the Proposed Site Plan and Proposed Elevations.

Biodiversity 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.

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.

CONDITIONS:

COMPLIANCE WITH SUBMITTED DOCUMENTS

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

- Section 4.2.4 of Nuthill Farm, Chippenham. Bat Survey Report. (Johns Associates, 17/09/2025).
- Proposed Site Plan. Drawing Number 24-077-202 Rev A. (James Slater and Co., 24/06/2024).
- Proposed Elevations. Drawing Number 24-077-206 Rev -. (James Slater and Co., 24/06/2024).

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

LIGHTING

No additional 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.

Informative Bats

The roof space and roof of The Byre is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

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

Ecologist	Date
Elizabeth Burrows	23/04/2026