

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	27/04/2026
Application number:	PL/2026/00257 and PL/2026/00072
Proposal:	Internal and external refurbishment and two storey extension to a Grade-II listed dwelling.
Site address:	The Glen, Ashes Lane, Kington Langley, Chippenham, SN15 5NP
Case officer:	Rose Fox

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ecology	W & CA, CP50 NPPF	Preliminary Ecological Survey/Internal bat survey to support the building conversion works	YES

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.

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:

- Proposed Elevations 4416-015 C. September 2025. Llewellyn Harker Lowe
- Existing Elevations 4416_05 A. September 2025. Llewellyn Harker Lowe
- Bat Survey Report. August 2025. Daniel Ahern Ecology
- Preliminary Roost Assessment. April 2026. Daniel Ahern Ecology

Protected and Notable Species/Habitats

Additional information has been submitted comprising a Preliminary Roost Assessment for two buildings at The Glen. The internal and external inspections confirmed use of Building 2 by lesser horseshoe bats, with the roost classified as a maternity roost. No evidence of bats was recorded in Building 1, which has been assessed as having low potential to support roosting bats. Further emergence surveys did not record bat activity associated with this building.

It is understood that the proposals relate solely to Building 1 and that Building 2 will remain unaffected by the development. Should this understanding be incorrect, the Council's ecologist should be re-consulted.

Bats and their roosts are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Any works that would affect Building 2 would be likely to require a licence from Natural England.

As the development proposals are limited to Building 1, no direct impacts on bats are anticipated. The proposals include the insertion of additional windows, which may result in an increase in light spill; however, as the building is already in residential use, this increase is not considered to be significant.

Notwithstanding this, due to the presence of a maternity roost supporting an Annex II species, which is photophobic in nature, it is recommended that a bat-sensitive lighting condition be attached to any permission granted. This should ensure that no external lighting is installed that would adversely affect the roost within Building 2 or associated foraging and commuting routes.

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.

CONDITIONS:

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

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

2. 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.

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. 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. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 27/04/2026
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