

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/05/2026
Application number:	PL-2026-02102
Proposal:	Amendments to previously approved PL/2022/05624 & PL/2022/06725 - single storey extension of existing outbuilding to provide ancillary accommodation
Site address:	Bridgewalk House, Brixton Deverill, Warminster, BA12 7EJ
Case officer:	David Cox

Recommendations:

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

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:

- Site and Location, Ralph Perry Robinson, August 2022
- Design, Access and Heritage Statement, Ralph Perry Robinson, undated
- Ground Floor Plan & Elevations as Proposed, Sarsen Architects, March 2026
- Existing outbuildings, Ralph Perry Robinson, March 2022

The site comprises a dwelling where it is proposed to add a single-storey extension to an existing outbuilding. Previously, a single storey extension was approved under PL/2022/05624 (and the associated Listed Building consent).

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

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). This concluded that since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect. 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 habitats and species

The building appears to be in a good condition, with no obvious gaps in the mortar, under tiles or brickwork. In any case, the roof will only be impacted at the eaves of the southwest elevation, where there are unlikely to be any significant roosting opportunities. The applicant should note that 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. In the unlikely event that bats are found, works should cease and advice from a professional ecologist must be sought.

It is possible that birds nest in or near to the outbuilding. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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.

Part of the site crosses into the riparian zone of the River Wylfe West to the south, which is a Priority Habitat and County Wildlife Site (CWS). However, the proposed works are restricted to the outbuilding which is ~45m north of the CWS. Whilst a Construction Method Statement was not conditioned previously, the applicant should be mindful of the risk of construction works and pollution to the CWS, and measures must be implemented to ensure the risk of, e.g., runoff and dust pollution, is minimised.

In line with NPPF and with CP50, gains for biodiversity would be welcomed – the applicant should consider adding an integrated bat or bird box to the proposed extension.

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 it 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.

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 bats. 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. Precautionary working measures should be implemented during the construction phase to ensure nearby sites, such as the River Wylfe, and the protected species that use it, are not adversely affected by the works. Please see Natural England's website for further information on protected species

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

Ecologist Abi Gazzard	Date 14/05/2026
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