

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	27/05/2026
Application number:	PL/2026/00762
Proposal:	Demolition of existing extensions, outbuildings and 20th Century garage structure. Construction of two storey extension to south-east of original cottage, rebuilding of historic cottage to address structural and fabric failings. Relocation of existing swimming pool. Extension to existing boundary wall to Upper South Wraxall following removal of structures and construction of new boundary wall to western boundary.
Site address:	57, Upper South Wraxall, Bradford On Avon, BA15 2SE
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 (<i>Bath & Bradford on Avon Bats Special Area of Conservation (SAC)</i>)

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:

- Existing Elevations Drawing No: 156/P/030
- Proposed Roof Plan Drawing No: 156/P/112
- Proposed First Floor Plan Drawing No: 156/P/111A
- Existing Garage Plan Drawing No: 156/P013
- Existing First and Second Floor Plan Drawing No: 156/P/011
- Existing Chronology Plan Drawing No: 156/P/100
- Proposed Site Plan Drawing No: 156/P/102A
- Existing Roof Plan Drawing No: 156/P012A
- Existing Site Plan Drawing No: 156/P/001
- Existing Ground Floor Plan Drawing No: 156/P/010B
- Proposed House Elevations Drawing No: 156/P/301B
- Proposed Removals Plan Drawing No: 156/P/002
- Existing Garage Elevations Drawing No: 156/P/035
- Proposed Garage Elevations Drawing No: 156/P/302
- Location Plan Drawing No: 156/P/000B
- Design & Access Statement Ecology Report Arboricultural Report Flooding & Drainage Statement January 2026 by James Grayley Architects
- Bat Survey: Random Forge, South Wraxhall by Crossman Associates REF: J1133.009

Matters Considered:

Habitat Regulations Assessment (HRA)

Bath & Bradford on Avon Bats Special Area of Conservation (SAC)

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). No bat species associated with the SAC were recorded during surveys, and no evidence of their presence was identified on site. As such, the development will not affect the integrity or conservation objectives of the SAC. **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

Great Crested Newts

There is a residual risk that great crested newts / reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

Bats

The survey results (Bat Survey: Random Forge, South Wraxhall by Crossman Associates REF: J1133.009) indicate that, although the building is situated within suitable bat habitat and contains a number of minor potential roosting features, no evidence of roosting bats was identified during the daytime inspection or emergence surveys. However, common pipistrelle, soprano pipistrelle, and noctule bats were recorded foraging within the garden and surrounding area, demonstrating that non-SAC bat species utilise the site as part of the local foraging resource. Overall, the level of survey effort undertaken is considered appropriate, and the findings are sufficient to support the conclusion that the development is unlikely to impact roosting bats.

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.

CONDITIONS:

1. Compliance with the submitted documents

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

- Bat Survey: Random Forge, South Wraxhall by Crossman Associates REF: J1133.009 Section 4 Recommendations

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

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 Kirsten Pryde (Graduate Ecologist)	Date 27/05/2026
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