

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	01/06/2026
Application Number:	PL/2026/01909
Proposal:	Proposed Erection of Self-Build Dwelling
Site Address:	30 Kent End, Ashton Keynes, Swindon, SN6 6PU
Case Officer:	Hilary Quixley

Recommendations:

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

An Appropriate Assessment for impacts on the North Meadow and Clattinger Farm SAC has been completed and sent to Natural England for their agreement that the HRA can be favourably concluded. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.

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.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. January 2026. Cotswold Environmental. Doc No. CE001666;
- Planning, Design & Access Statement. March 2026. LPC (Trull) LTD. Ref. LPC.6065;
- Site Plan – As Proposed Includes Landscaping and Ecology. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL20;
- Elevations – As Proposed. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL22. Rev. A;
- Site and Location Plan. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL10. Rev. A.

North Meadow & Clattinger Farm Special Area of Conservation (SAC)

The development lies within the inner zone of influence (0-4.2km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone.

The standard mitigation agreed under the above strategy for all relevant (e.g., overnight accommodation) development of under 50 units in the Inner Zone is:

- Strategic Access Management and Monitoring (SAMM) contribution per unit £356
- Infrastructure Mitigation Projects/Suitable Alternative Natural Greenspace (SANG) contribution per unit £480

Total financial contribution to ensure the delivery of the Interim Mitigation Strategy is currently £836 per unit. Full details of the mitigation strategy, affected developments, and current charge per unit can be found on our website [Biodiversity and development - Wiltshire Council](#)

The total financial contribution to mitigate the burden would be £836 plus legal fees payable on commencement of development.

Developer contributions must be secured using a S111 Agreement at determination. Unilateral Undertaking or a S106 Agreement. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

The LPA concludes that subject to the mitigation measures detailed in the Interim (2023-2028) Recreation Mitigation Strategy being secured via an appropriate method (see above), the Appropriate Assessment concludes no adverse effects on the integrity of the North Meadow and Clattinger Farm SAC. The AA has been sent to Natural England (01/06/2026) and the application must not be determined until they have agreed with the LPAs conclusion.

Cotswold Water Park Site of Special Scientific Interest (SSSI)

The LPA have a duty to consult NE prior to determining a planning application that is in or likely to affect a SSSI (Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28i of The Wildlife and Countryside Act 1981).

This application lies within the Impact Risk Zone of Cotswold Water Park Site of Special Scientific Interest.

Given the scale and nature of the proposed works, it is concluded that there is no mechanism for potential effect.

Cotswold Water Park Pits County Wildlife Site (CWS)

The County Wildlife Site (CWS) Cotswold Water Park Pits lies 45m north of the site. It is designated for its lowland meadows, mesotrophic lakes and wet woodland. In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource. Given the proximity of the development to sensitive receptors, there is potential for adverse effects arising from construction-related activities.

Protected Species

Cotswold Environmental assessed the two trees scheduled for removal as part of the proposals and the three structures onsite, as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected. The proposed erection of a new self-build dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP,

2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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. 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.

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 self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 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.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for birds, bats and hedgehogs.

The Planning, Design & Access Statement proposes the inclusion of a bat box, house martin nest cup and hedgehog access route. All details on exact locations and specifications must be added to all working plans (Site Plan – As Proposed Includes Landscaping and Ecology. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL20) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability, Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features.

CONDITIONS:

1. Compliance with Submitted Documents

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

- Preliminary Ecological Appraisal. January 2026. Cotswold Environmental. Doc No. CE001666;
- Planning, Design & Access Statement. March 2026. LPC (Trull) LTD. Ref. LPC.6065;
- Site Plan – As Proposed Includes Landscaping and Ecology. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL20;
- Elevations – As Proposed. January 2026. Halzac Design Ltd. Job No. 25-003. Drawing No. PL22. Rev. A.

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

2. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Bat Species, Nesting Birds, Watercourse/River, Otter and Water Vole, Cotswold Water Park SSSI.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

3. Lighting

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES:

Protected 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 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	Date
Jessica Cracknell	01/06/2026