

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 15/04/2026; 16/06/2026

Application No: PL/2026/01500

Proposal: Extensions and Alterations to existing dwelling including demolition of porch; demolition of two storey residential annex/garage, stables, sheds and workshop building; erection of replacement outbuildings comprising single storey garage/workshop, greenhouse, summerhouse, plant room and oil store; closure of existing vehicular access and its relocation off Rivar Road with driveway and parking areas; refurbishment of swimming pool; landscaping and associated works.

Site Address: Wheatlands, Rivar Road, Shalbourne, Marlborough, SN8 3RL

Case Officer: Joe Leesam

Recommendations:

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

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Bats	Habitat Regulations/W&CA	15/04/2026. All mitigation measures for bats (brown long-eared bats and common and soprano pipistrelle) must be shown on the architects' drawings/elevations to ensure the measures can be incorporated into the submitted development design. 16/06/2026 Revised Bat Survey Report (26th April, 2026) specifies a new bat loft for brown long-eared bats, but detail is missing on architects' plans/elevations. See below for further detail.	NO

2.	Breeding Birds /Enhancements	CP 50; NPPF	15/04/2026. Measures for birds, hedgehog and insects provided on site plan. 16/06/2026 No additional detail submitted.	NO
3.	Biodiversity Net Gain	Environment Act 2021	15/04/2026. The redline boundary used for the BNG assessment is different from the redline boundary submitted for planning. The redline application boundary and site boundary used for the BNG assessment must match. 16/06/2026 No additional detail submitted.	NO

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Biodiversity Net Gain Plan. (Wessex Ecology, 4th March, 2026).

Bat Survey Report (Daniel Ahern Ecology, 1st October 2025).

Preliminary Ecological Appraisal Survey Report (Daniel Ahern Ecology, 25th September 2025).

Biodiversity Net Gain Statutory Metric completed by Aaron Jones 25 February 2026.

Bats

Main house (Building 1):

Confirmed summer day roost for common pipistrelle. Up to six individuals recorded during a single survey. Brown long-eared droppings found (identified via eDNA analysis).

Stables (Building 2)

Confirmed summer day roost for common pipistrelle and soprano pipistrelle. Up to five common pipistrelle and two soprano pipistrelle recorded during a single survey

Stable Block (Building 3)

Brown long-eared droppings found (identified via eDNA analysis).

Therefore, three buildings will be affected by the development proposals. Mitigation measures include a purpose-designed bat loft within the new extension for long term roosting for brown long-eared bats.

Bats are afforded stringent protection under the Conservation of Habitats & Species Regulations 2017 (as amended). The proposal would result the disturbance to bats/loss of bat roosts. Bats and their roosts are a material consideration within the planning consultation process. Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development must be submitted as part of the proposal, and shown on development drawings, where bats are present, or likely to be present.

Therefore, all bat mitigation must be detailed on the architects plans as detailed in the Preliminary Ecological Appraisal Survey Report submitted for planning and states:

...Due to the presence of brown long-eared bats roosting in the stables,

extension and main house; one bat loft will be constructed in the roof void of the new extension. The bat loft will be lined with OSB board, the roof cladding will be lined with Type 1F around the location of the loft. Access to the loft will be through four bat tiles. The loft will measure a minimum of H: 1.8M, W: 3.5M, L: 4M.

The above detail must be specified along with exact materials on each relevant architect drawing/elevation.

With respect to the crevice dwelling bat species common and soprano pipistrelle, mitigation details/boxes etc. must also be detailed on a site plan along with mitigation measures for birds and all the other enhancements detailed in the Preliminary Ecological Appraisal Survey Report and Bat Survey Report submitted for planning. This includes for hedgehog and insects.

The current proposal conflicts with Core Policy 50 of the adopted Wiltshire Core Strategy 2015 and Paragraphs 192 (b) and 193 (a) of the National Planning Policy Framework December 2024, because mitigation is not included in the proposal.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPAs ecology team prior to determination of the application

Biodiversity Net Gain (habitat survey 23rd July 2025)

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% automatically apply if approval is forthcoming. Biodiversity Net Gain (BNG).

The following issues must be addressed in the baseline prior to determination:

- The redline boundary used for the BNG assessment is different from the redline boundary submitted for planning. The redline application boundary and site boundary used for the BNG assessment must match.



Fig. 1 Red line mapping as submitted for planning.

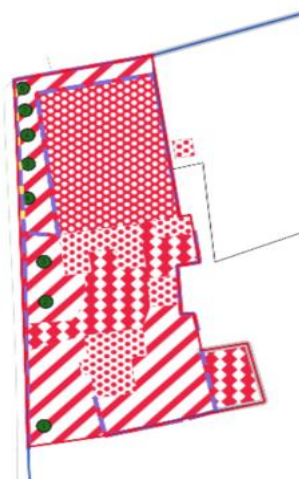


Fig. 2 Habitat mapping used for Biodiversity Net Gain assessment

16/06/2026

Revised docs include:

Bat Survey Report (Daniel Ahern Ecology, 20th April 2026).

The bat loft specification set out within the revised Bat Survey Report must be fully incorporated into the architectural design, with dimensions, location, access points, and construction details clearly shown on all relevant plans, sections, and specifications, to ensure the development can physically accommodate the loft as proposed.

This includes:

- Bat loft footprint & volume clearly labelled showing the dimensions (height, width & length)
- Cross sections/elevations showing apex height
- Exact position with main house roof
- Lining specification
- Location and specification of bat access tiles.
- Labelled as 'dedicated bat loft.'

As per the previous comments please also show:

Crevice Dwelling Bats, Birds, Hedgehog & Insects

With respect to the crevice dwelling bat species common and soprano pipistrelle, mitigation details/boxes etc. must also be detailed on a site plan along with mitigation measures for birds and all the other enhancements detailed in the Preliminary Ecological Appraisal Survey Report and Bat Survey Report submitted for planning. This includes for hedgehog and insects.

Biodiversity Net Gain

The redline boundary used for the BNG assessment is different from the redline boundary submitted for planning. The redline application boundary and site boundary used for the BNG assessment must match.

Final sign off – all matters addressed:

Ecologist	Date