

## Wiltshire Council Planning Consultation Response

### ECOLOGY

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| <b>Officer name:</b>       | Abi Gazzard                                                                                                                                                                                                                                                                                                                  |
| <b>Date:</b>               | 02/07/2026                                                                                                                                                                                                                                                                                                                   |
| <b>Application number:</b> | PL/2026/02925                                                                                                                                                                                                                                                                                                                |
| <b>Proposal:</b>           | Insertion of pair of external doors into an external wall of the Golf Club House, to serve Buggy Store. Localised external hard-landscaped alterations to suit new door arrangement. Conversion of two external steps into a ramp, including minor localised alterations to retained low wall, to suit new ramp arrangement. |
| <b>Site address:</b>       | Manor House Golf Club, Whitegates, Castle Combe, Chippenham, SN14 7JW                                                                                                                                                                                                                                                        |
| <b>Case officer:</b>       | Lucie Turner                                                                                                                                                                                                                                                                                                                 |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input checked="" type="checkbox"/> | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input type="checkbox"/>            | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input checked="" type="checkbox"/> | 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:

- Existing and Proposed Ground Floor Plans, Felce & Guy Partnership, April 2026
- Existing and Proposed Elevations, Felce & Guy Partnership, April 2026

The site comprises a golf club where it is proposed to install new doors, and a small section of low retaining wall, and replace some steps with a ramp. The proposals are minor in nature and largely confined to hardstanding, with ~16m<sup>2</sup> of bedding plants to be lost – there is unlikely to be any significant adverse impact upon protected wildlife.

### Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC)

The site is located within a Lesser Horseshoe core roost buffer associated with the Bath and Bradford-on-Avon SAC. The current proposal therefore has potential to result in significant adverse impact on the special features of the Bath and Bradford-on-Avon 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). This concluded that given the scale and nature of the currently proposed development which (i) involves no loss of a roost of a qualifying species, (ii) does not propose removal of any bat habitat, and (iii) does not propose any additional external lighting, there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

### **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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

*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.

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

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| <b>Ecologist</b><br>Abi Gazzard | <b>Date</b><br>02/07/2026 |
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