

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	20/05/2026 01/07/2026 updated comments
Application Number:	PL/2026/00356
Proposal:	Conversion and redevelopment of redundant farm buildings, including demolition of milking parlour and creation of workshops, architecture studio and holiday accommodation with associated works
Site Address:	Land At Pound Lane, Stanley SN15 3RG
Case Officer:	Lucie Turner

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 submitted)
1	Bat Roost Mitigation/ Enhancement	Habs Regs, WCA, NPPF, CP50	20/05/2026 01/07/2026 The proposed site plans, floor plans and elevation drawings must include the bat roost mitigation/enhancement measures.	NO
2	Biodiversity Net Gain (BNG)	Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)	20/05/2026 Submission of statutory metric calculation with the correct baseline habitats, and associated plans and condition assessment sheets.	YES 01/07/2026 - Biodiversity Net Gain Assessment. 04 June 2026. Wessex Ecology Ltd. Project No. 5658. Version. 1; - The Statutory Biodiversity Metric. 04 June 2026. Iteration. 5658.4; - The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology. 27

				November 2025. WE 5658.2 Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025.
--	--	--	--	---

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant 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: When resubmitting a revised document, **ALL** changes must be highlighted to enable review.

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:

- [Bat Survey Report. 21 May 2026. Daniel Ahern Ecology Ltd. Doc Ref. 5658.2;](#)
- Preliminary Ecological Appraisal Survey Report. 09 January 2026. Daniel Ahern Ecology Ltd. Doc Ref. 5658.1;
- Preliminary Ecological Appraisal Survey Report. 09 January 2026. Wessex Ecology Ltd. Doc Ref. 5658.2;
- Biodiversity Net Gain Assessment. 04 June 2026. Wessex Ecology Ltd. Project No. 5658. Version. 1;
- The Statutory Biodiversity Metric. 04 June 2026. Iteration. 5658.4;
- The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology. 27 November 2025. WE 5658.2 Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025;
- Proposed Site Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-001;
- Existing Site Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. X-001;
- Barns 3 4 5 Proposed Roof Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-121;
- Barns 3 4 5 Existing Roof Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. X-121;
- Barns 3 4 5 Proposed Ground Floor Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-121;
- Barns 3 4 5 Existing Ground Floor Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-121;
- Design & Access Statement. 15 January 2026. Wood Architecture & Design Ltd;
- Planning Statement. January 2026. LPC (Trull) Ltd. Ref. LPC.5697.

The proposed site does not lie within or adjacent to any sites designated for conservation and there are no areas of significant ecological importance within a zone of influence, it is expected that any adverse impacts on protected species or habitats could be suitably mitigated through an appropriate design scheme and timing of works.

Bat Species

The Preliminary Ecological Assessment identified buildings 3 and 4 (Barns 3, 4, 5 and 6 of the Existing Site Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. X-001) as having low roosting potential. Daniel Ahern Ecology undertook, three dusk emergence surveys of building 1 and 2 (Barns 3, 4, 5 and 6 of the Existing Site Plan) which identified a number of potential roosting features and potential access features within the buildings. Five common pipistrelle and one brown long eared were recorded emerging from the buildings. The results of the surveys suggests that building 1 (Barns 3, 4, 5 of the Existing Site Plan) supports summer, day roosts for common pipistrelle and brown long-eared bats. The site provides moderate potential for commuting and foraging bats. The conversion and redevelopment of redundant farm buildings will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats. Subject to the retention of key boundary features and the implementation of an appropriate lighting strategy, it is considered likely that the functionality of habitats within the site, and their availability for foraging and commuting bats, will not be adversely affected.

The roof space of Land At Pound Lane, Stanley SN15 3RG is used as a bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

The Daniel Ahern Ecology Bat Survey Report gives recommendations for precautionary working methods and for the provision of mitigation measures, including the provision of bat boxes and a bat loft. A suitable void will be created within the roof space of the newly converted building 1 (Barns 3, 4 and 5 of the Existing Site Plan) with type 1F roofing membrane and four bat access tiles. A Harlech Woodstone bat box will be installed as a replacement roost for the common pipistrelle day roost on a tree adjacent to the site. **These mitigation/enhancements will need to be repeated in the licence application. This mitigation and the location of the bat boxes must be included in the site plan drawings (including floor plans and elevation drawings) and will become an enforceable part of the planning permission.**

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. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Nesting Birds

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

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% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (04 June 2026. Iteration. 5658.4) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets and maps).

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

- ~~• The Statutory Biodiversity Metric (19 December 2025. Iteration. 5658.3) records 'bramble scrub', 'mixed scrub', 'vacant or derelict land' and 'other neutral grassland' within the baseline habitats, Figure 3. UKHab 2.0 map of the Site with redline survey boundary (Preliminary Ecological Appraisal Survey Report. 09 January 2026. Daniel Ahern Ecology Ltd. Doc Ref. 5658.1) does not record these baseline habitats. To ensure accuracy and compliance, the baseline habitat types recorded within the statutory biodiversity metric and any accompanying habitat maps/documentation must align and, where necessary, amended to reflect the habitats actually present on site.~~
- ~~• The Biodiversity Net Gain Baseline Assessment identifies the grassland as g3c Other Neutral Grassland, however the evidence provided does not demonstrate compliance with the UKHab definition. Further survey evidence is required to justify the classification of other neutral grassland (g3c). The information presented suggests that the habitat is more characteristic of modified grassland (g4).~~

~~The statutory metric calculation must be amended to accurately reflect all the correct baseline habitats within the redline boundary, with the associated baseline habitat plan and submit the updated metric to the Local Planning Authority (LPA) for review by the ecology team prior to determination.~~

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.45 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any <u>irreplaceable</u> habitats on-site?	No
Has any habitat <u>degradation</u> of occurred?	No

Note to case officer: Figure 3. Post-development habitat map of Site (Biodiversity Net Gain Assessment. 04 June 2026. Wessex Ecology Ltd. Project No. 5658. Version. 1) does not match the Proposed Habitats within the Statutory Biodiversity Metric (04 June 2026. Iteration. 5658.4). Confirmation of how the development will achieve BNG is a post-determination matter, however consideration should be given to how any proposed BNG will be secured.

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 Bat Survey Report recommends the inclusion of bird and bat boxes. This should comprise integral features on residential developments at the ratio of 1:1 feature to building. Locations should be chosen in consultation with a professional ecologist to ensure they are appropriately positioned, and the following details must be provided: location, number, type (include make/model, if appropriate) and positioning (height, aspect, surrounding habitat, as applicable). The locations of these features must be provided on site plan/elevation drawings and will become an enforceable part of the planning permission. 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. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

Insufficient information has been submitted. 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 LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

CONDITIONS: these will be added once the issues above have been addressed

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

Ecologist	Date