

## Wiltshire Council Planning Consultation Response

### ECOLOGY

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| <b>Officer name:</b>       | Abi Gazzard                                                                       |
| <b>Date:</b>               | 08/07/2026                                                                        |
| <b>Application number:</b> | PL/2026/02932                                                                     |
| <b>Proposal:</b>           | Construction of a new 4 bedroom dwelling, garage, access, parking and landscaping |
| <b>Site address:</b>       | Garden land of 144 St Ediths Marsh, Bromham, Chippenham, SN15 2DG                 |
| <b>Case officer:</b>       | David Cox                                                                         |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input checked="" 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"/> | <b>HRA completed</b>                           |

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:

- Design and Access Statement, Atelier 17 Ltd, undated
- Existing Site Plan, Atelier 17 Ltd, March 2026
- Proposed Site Plan, Atelier 17 Ltd, March 2026, Rev B
- Proposed Ecology Enhancement Plan, Atelier 17 Ltd, April 2026
- Preliminary Ecological Assessment, Alder Ecology, April 2026

The site comprises the garden of an existing residential plot where it is proposed to construct one dwelling. Previously, an outline (PL/2022/04974) and subsequent reserved matters applications (PL/2024/07964) for the construction of a dwelling at this location were approved.

### COMMENTS:

#### **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 overall loss of a roost of a qualifying species, (ii) does not propose removal of any core 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.

### **Protected species and habitats**

The site comprises species-poor amenity grassland, maintained as short, with individual trees and boundary hedgerow. The boundary trees and hedgerow will remain unimpacted, but the works will result in the loss of grassland and some fruit trees.

The ecology report confirms that no potential bat roosting features will be lost, and that the site is of low value to bats in general. The site does not offer significant opportunities for reptiles or amphibians.

In line with NPPF and with CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. As such, ecological enhancements should be secured. An ecological enhancement plan has been submitted which includes the locations and specifications of new native trees, two sparrow terraces, two insect boxes, a hedgehog nest box and three bat boxes. **These enhancements are welcomed and should be secured via a compliance condition.**

### **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 it 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), as indicated in the application form.

*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 submitted documents**

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

- Proposed Ecology Enhancement Plan, Atelier 17 Ltd, April 2026
- Preliminary Ecological Assessment, Alder Ecology, April 2026

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

### **Informative – Artificial Lighting**

The habitat within the proposed development site and the surrounding area is suitable for 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. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. 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 GN08-18 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

**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>08/07/2026 |
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