

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	20/07/2026
Application number:	PL/2025/09700
Proposal:	New single storey front and rear extensions, new front porch and replacement outbuilding. Refurbishment of existing dwelling.
Site address:	Elbow Cottage, 51-52, Turleigh, Bradford On Avon, BA15 2LZ
Case officer:	Angela Ellis

Recommendations:

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

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Location Plan by Alistair Ellen Architects November 2025 Drawing No: 2137 P-01 REV: A
- Existing Elevations (2) by Alistair Ellen November 2025 Drawing No: 2137 P-06
- Planning & Design Statement by Alistair Ellen December 2025 Ref. 2137-P-DAS-01 REV: C
- Existing Elevations (1) by Alistair Ellen November 2025 Drawing No: 2137 P-05
- Existing Site Roof Plan by Alistair Ellen November 2025 Drawing No: 2137 P-02 REV: B
- Existing Ground Floor Plan by Alistair Ellen November 2025 Drawing No: 2137 P-03 REV: A
- Existing Storage Building by Alistair Ellen November 2025 Drawing No: 2137 P-07 REV: A
- Existing First Floor Plan by Alistair Ellen November 2025 Drawing No: 2137 P-04 REV: A
- Proposed Storage Building by Alistair Ellen November 2025 Drawing No: 2137 P-13 REV: G
- Proposed Site and Roof Plan by Alistair Ellen November 2025 Drawing No: 2137 P-08 REV: F
- Proposed Elevations (2) by Alistair Ellen November 2025 Drawing No: 2137 P-12 REV: H

- Proposed First Floor Plan by Alistair Ellen November 2025 Drawing No: 2137 P-10 REV: G
- Proposed Ground Floor Plan by Alistair Ellen November 2025 Drawing No: 2137 P-09 REV: F
- 3D Model Image by Alistair Ellen May 2026 Drawing No: 2137 SK-21 REV: A
- 3D Model Image by Alistair Ellen May 2026 Drawing No: 2137 SK-20 REV: B
- Proposed Elevations (1) by Alistair Ellen November 2025 Drawing No: 2137 P-11 REV: J
- Bat Survey by Crossman Ecology 4 March 2026 REF: W1178.001 Issue: 1

Matters Considered:

Habitat Regulations Assessment

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

The application site is located within multiple consultation zones for Greater horseshoe bats, Lesser Horseshoe bats and Bechstein bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site.

A test of likely significant effect has been undertaken by the competent authority (Wiltshire Council) in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The submitted bat survey (Bat Survey by Crossman Ecology, 4 March 2026, Ref: W1178.001, Issue 1) included comprehensive internal and external inspections of the buildings and concluded that all structures on site have negligible bat roosting suitability, with no evidence of bat occupation identified. Furthermore, the proposed works are confined largely to the existing building footprints and do not involve the loss of significant bat habitat. Given the scale and nature of the development the HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

County Wildlife Site (Kennet and Avon Canal)

The Kennet and Avon Canal County Wildlife Site lies adjacent to the western boundary of the site and forms an important ecological corridor within the local landscape. Whilst the proposed works are confined to the existing building footprints and do not appear to include significant landscaping or habitat removal, consideration should nevertheless be given to the potential for indirect effects on the adjacent County Wildlife Site during the construction phase. These may include disturbance, pollution and impacts arising from the storage of materials or site operations. Therefore, it is recommended the Construction Method Statement (CMS) ensures appropriate measures are implemented to protect the adjacent County Wildlife Site and maintain its ecological function throughout the construction period.

Protected habitats and species

The submitted bat survey report (Bat Survey by Crossman Ecology, 4 March 2026, Ref: W1178.001, Issue 1) included both internal and external inspections of the buildings and identified no evidence of bat presence, including the absence of bat droppings, feeding remains,

staining or roosting bats. The buildings were assessed as having negligible bat roosting suitability, with the survey finding that the roofs and elevations were generally well-maintained and lacked significant features capable of supporting roosting bats. In addition, the proposed works are confined largely to the existing building footprints and do not involve substantial habitat loss or landscape alteration. Given the findings of the survey, the negligible suitability assessments, and the limited nature of the proposals, the likelihood of impacts to roosting bats is considered to be low. As such, it is accepted that no further bat surveys are required. Nevertheless, the precautionary working methods set out within the report should be adhered to during construction in the unlikely event that bats are encountered.

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 development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 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.

CONDITIONS:

1. Compliance with the submitted documents

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

- Enhancements in Section 4 of the Bat Survey by Crossman Ecology 4 March 2026
REF: W1178.001 Issue: 1

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

2. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

3. 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.

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

Protected species informative

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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. A recent polecat record is present adjacent to the site boundary, indicating that the species occurs within the local landscape. Whilst this does not confirm the species' use of the site itself, works should proceed with appropriate caution where suitable sheltering habitat is present, and any vegetation clearance or disturbance of potential refugia should be undertaken sensitively to avoid harm to any individuals that may be present.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 20/07/2026
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