

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard Jenna Buss
Date:	15/04/2026 29/07/2026
Application number:	PL/2026/01570
Proposal:	Two-storey rear extension, front porch and bay window, external alterations, installation of Air Source Heat Pump, erection of detached outbuilding, alterations to access, and associated works
Site address:	Horton House, Gosditch, Ashton Keynes, Swindon, SN6 6NZ
Case officer:	Brook Bishop

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Bats	Habitat Regulations, NPPF, Wiltshire CP50	15/04/2026 -Survey results -Mitigation strategy	YES

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 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:

- Bat Survey Report, Paxford Ecology, January 2026
- Design, Access and Heritage Impact Statement, Ashleigh Clarke Architects, March 2026
- Existing Plans and Elevations, Ashleigh Clarke Architects, 0015 A
- Proposed Plans, Ashleigh Clarke Architects, 0055 A
- Proposed Elevations, Ashleigh Clarke Architects, 0060 B
- [Proposed Elevations CH-005 Bat box added Rev C. Ashleigh Clarke](#)
- [Nocturnal Bat Survey Report. June 2026. Paxford Ecology](#)

The site comprises a detached dwelling where it is proposed to add a two-storey extension, external alterations and an outbuilding. The site backs on to a large grassland area with trees, with dwellings to the east and west, and the wider area connected to Cotswolds Water Park.

COMMENTS:

North Meadow & Clattinger Farm SAC

The development lies within the inner zone of influence (0-4.2km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. Under the Habitat Regulations 2017 (as amended) the development's potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects, must be considered.

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 development (there will be no net gain in overnight accommodation), there is no mechanism for adverse effect. 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.

Protected species

Bats

Two clusters of bat droppings were observed in the roof void, confirmed via DNA analysis as belonging to Soprano Pipistrelle bats. The bat survey report concludes that no further survey work is required as *"the proposed works are such that there will be no impact on the bat roost"*. However, this is contrary to the plans which show that the proposed extension will cut into the existing roof across a significant proportion of the southern elevation, and also involve the removal of the existing chimney. As such, the roof void – and therefore, bat roost(s) – will be disturbed during the works.

Under the Conservation of Species and Habitat Regulations 2017, 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 mitigation licence will be required before any work is undertaken to implement this planning permission. Licence applications and mitigation must be informed by bat emergence surveys. Further, 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.

Additional emergence surveys were undertaken at the property confirming use of the site by soprano pipistrelle bats in low numbers. The ecology report states that *'although the bat access point will be retained, the construction of the new extension may cause temporary disturbance to the exiting roost. As such a licence from NE will be required.'*

The proposed tool box talk prior to commencement of works is welcomed together with the addition of the proposed bat box as indicated on the technical plans.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology, sufficient information has been provided to ensure that favourable conservation status of bats can be maintained should the application be approved.

~~Typically, roost characterisation surveys of a building with the confirmed roost should be carried out at an appropriate time of year until sufficient information has been gathered (which may necessitate three surveys), as per the Bat Conservation Trust's Bat Survey Guidelines. Therefore, the following further information is required:~~

- ~~• The results of roost characterisation surveys in line with the Bat Conservation Trust's Bat Survey Guidelines~~
- ~~• A mitigation and enhancement plan, informed by above such survey work~~

~~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.~~

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 (such as vegetation clearance or building demolition) from March to August inclusive. 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.

Ecological enhancements

In line with the NPPF and with CP50, applications must ensure that gains for biodiversity relevant to local habitats and wildlife populations should form part of the proposed development. Details of ecological enhancements should be provided and implemented, to be secured via a 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 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. The development will be carried out in strict accordance with the following documents:
 - [Proposed Elevations CH-005 Bat box added Rev C. Ashleigh Clarke](#)

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

2. The roost and access point opportunities to be created for bats, as detailed in the submitted plans (Proposed Elevations) shall be implemented as agreed or as agreed with Natural England prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The details shall be maintained for the

lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of conserving and enhancing biodiversity.

INFORMATIVES:

Bats

The roof space of (details of property) is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), 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 European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Nesting Birds

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

Ecologist Jenna Buss	Date 29/07/2026
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