

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/05/2026, 06/08/2026
Application number:	PL/2026/02051
Proposal:	Installation of carpark, and erection of fencing and gate
Site address:	Notton School House, 28 Notton, Lacock, Chippenham, SN15 2NF
Case officer:	Isobella Wise

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)
	BNG	Environment Act 2021, Town and Country Planning Order 2015, CP50	14/05/2026 -Clarification of redline boundary, updated metric as required	YES (06/08/2026) Revised site plan/redline boundary

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:

- Existing Site Plan & Proposed Site Plan, Your Design Bristol, February 2026
- Proposed Fencing Plan, Your Design Bristol, February 2026
- Design and Access Statement, Your Design Bristol, February 2026
- Biodiversity Net Gain Statement, Seasons Ecology, March 2026
- Statutory Biodiversity Metric, Patrick Ryan, March 2026
- [Existing Site Plan & Proposed Site Plan, Your Design Bristol, February 2026 \(revised\)](#)
- [Design and Access Statement, Your Design Bristol, February 2026, updated June 2026](#)

The site comprises a residential academy where it is proposed to install a new carpark with gates and fencing. The carpark will be installed on an area of existing grassland. In principle, there are no significant ecology-related concerns, but the BNG information/boundary should be updated (as detailed below).

Thank you for re-consulting Ecology; my second comments are shown in blue.

COMMENTS:

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

The site is located in three Bechstein's bats core roost buffer (consultation zone) 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 habitats and species

The site contains a short homogenous sward of modified grassland and two tree stumps. This habitat is unlikely to be of significant value to protected wildlife, but may provide some opportunities for occasional foraging.

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. As such, ecological enhancements – such as provisions for birds and invertebrates – should be secured via a condition.

It is understood that a tree protection plan has been requested by the Arboricultural Officer with regard to the trees in proximity of the development area.

Biodiversity Net Gain

A completed statutory metric calculation and map (Biodiversity Net Gain Statement, Seasons Ecology, March 2026; Statutory Biodiversity Metric, Patrick Ryan, March 2026) confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.36 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	Yes – two trees had been recently felled, and as such are recorded in the metric as if they are trees remaining in “good” condition.

The redline boundary used for the BNG assessment is different from the redline boundary shown on the location plan. **The redline application boundary and site boundary used for the BNG assessment must match.** Either the BNG boundary should be extended, or the redline boundary of the application plans amended to reflect the development area only.

The revised plans show that the redline boundary now matches that used in the BNG assessment. As such, the above concern has been alleviated and there are no further ecology-related objections.

DRAFT CONDITIONS:

Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal, details of the number, design and locations of ecological enhancements – including the type and locations of features for, e.g., birds and invertebrates – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

Informative – Artificial Lighting

The habitat surrounding the proposed development site 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. 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.

Ecologist Abi Gazzard	Date 06/08/2026
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