

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	01/04/2026 (08/06/2026) (24/08/2026)
Application No:	PL/2026/01199
Proposal:	To erect a 4 bedroom detached house with a 3 bay detached garage with room above. New vehicular access and drive. Landscaping.
Site Address:	Land South of Tudor Cottage, Park Lane, Cherhill
Case Officer:	Jonathan James

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	Protected Species	WCA, CHSR	- Preliminary Ecological Appraisal (as minimum) and/or Ecological Impact Assessment (including follow up species specific surveys if required). - Recommendations and/or plans for any species mitigation required.	No Yes (08/06/2026) Preliminary Ecological Appraisal (PEA). 5th May 2026. Ellendale Environmental
2	Ecological Enhancements	CP50, NPPF	Recommendations and/or plans of ecological enhancements.	No Will be secured by condition (08/06/2026)
3	Biodiversity Net Gain	EA, TCPA	Amended baseline metric based on site survey. To be completed by ecologist, competent person or based on professional survey results. The baseline metric should be supported by condition assessment sheets.	No No (08/06/2026) Preliminary Ecological Appraisal (PEA). 5th May 2026. Ellendale Environmental Biodiversity Metric completed 30 April 2023 YES (24/08/2026)

				Biodiversity Net Gain (BNG) Assessment (uploaded 21 July 2026) Statutory Biodiversity Metric Condition Assessments (uploaded 21 July 2026) Statutory Biodiversity Metric Calculation Tool (uploaded 21 July 2026)
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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.

Information considered:

- Existing Site Plan, 2607-6 (SJF Planning & Design Service, Feb 2026)
- Proposed Garage Plans, 2607-4 (SJF Planning & Design Service, Feb 2026)
- Small Sites Metric for Land adjacent to Tudor Cottage Park Lane Cherill SN11 8XN (Agent, Jan 2026)
- Tree removal and introduction 2607-11 (SJF Planning & Design Service, Feb 2026)
- Tree Survey for Land adjacent to Tudor Cottage Park Lane Cherill SN11 8XN (Mark Hinsley Arboricultural Consultants, July 2025)
- Preliminary Ecological Appraisal (PEA). 5th May 2026. Ellendale Environmental
- Biodiversity Metric completed 30 April 2023
- Arboricultural method statement. 05 May 2026. Prepared by Robert Willis (Applicant / Landowner)
- Tree Removal and Introduction plan. Issue 3. Feb 2026. SJF Planning and Design Services.
- Biodiversity Net Gain (BNG) Assessment (uploaded 21 July 2026)
- Statutory Biodiversity Metric Condition Assessments (uploaded 21 July 2026)
- Statutory Biodiversity Metric Calculation Tool (uploaded 21 July 2026)

COMMENTS:

Based on aerial imagery the site appears to contain a single structure (garage), an access track, grassland, individual trees and a dense boundary vegetation. It is located on the edge of Cherhill. The surrounding landscape is residential to the north and west and mostly enclosed agricultural fields to the south and east. However, there is a main road (A4) 100m to the south that separates the site from most of the landscape to the south (including Calstone and Cherhill Downs SSSI). There is potential connectivity to habitats with potential suitability to support a range of protected/notable species populations as the boundary vegetation is connected to local gardens, grassland, hedgerows and small stands of woodland in the local area.

The proposal is to demolish the existing building to erect a 4-bedroom detached house and a detached 3 bay garage with a room above and a new vehicular access and drive. Additional landscaping works are also proposed.

Protected Species and Compliance with CP50 (no net loss etc)

Protected Species

~~No Ecological Assessment has been submitted in support of this application and there is insufficient information to determine potential impacts on the following habitats and protected/notable species: hedgerows, trees, bats, badger, other small mammals (including dormice), birds, reptiles, amphibians (including great crested newt) and invertebrates. All have been recorded within 500m. There is an existing building onsite which should also be assessed for bat roosting potential.~~

~~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. Sufficient and appropriate mitigation measures to ensure that protected/notable are not adversely affected because of the proposed development must be submitted as part of the proposal and shown on development drawings.~~

~~An Ecological Assessment followed by appropriate mitigation proposals should be carried out by a competent ecologist to support this application.~~

A Preliminary Ecological Appraisal (PEA) from Ellendale Environmental dated 5th May 2026 has been provided. A Phase 1 Habitat survey was carried out on 9th April 2026 by a qualified ecologist.

Bats: The site and surrounding area provide suitable foraging and commuting habitat for bats. The report states that no trees onsite held potential roost features. The report shows that the existing garage has an open parking bay and states that the internal roof space and timber beams offer some suitable surfaces for bats to cling onto. However, it also states that the enclosed sections of the structure have no clear access or egress points and concludes that these interiors are “not suitable for bats” due to lack of temperature regulation. Therefore, based on the findings of the report, an offence during demolition is unlikely.

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.

Much of the boundary vegetation will be retained and enhanced in the approved plans maintaining or improving any existing commuting/foraging connectivity onsite and a lighting condition will be added to ensure that any existing commuting/foraging remains functional for bats. Enhancements for bats (e.g., bat boxes) can be secured by condition.

Other Species

Precautionary Methods of Working (PMoW) to avoid impacts on birds, small mammals, reptiles and amphibians, have been set out as recommendations in the ecological report. The report states multiple times that in the event that these species are found, a qualified ecologist will be consulted. Based on the scale and nature of the development and the reported suitability of the site for these species, the methods set out in the report appear to be sufficient. Compliance with the recommendations set out in the report will be secured by condition.

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. If 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.

CP50

The development is unlikely to impact habitats beyond the redline. Onsite, development will involve the loss of a section of hedgerow to create the new access point. Some grassland will also be lost to create the new buildings, drive, pond, vegetable garden, patio, rainwater harvester and sewage treatment plant; however, the majority of existing habitat appears to be retained. The agricultural information submitted indicates that development will not impact most boundary vegetation, but the access and driveway will be within the RPAs of a few trees. Root protection measures must be implemented in these locations as per the Arboricultural method statement (05 May 2026, Robert Willis).

The development is subject to statutory BNG and a small sites metric has been submitted. To compensate for the habitat losses, it appears that the development will plant additional trees and enhance an area of modified grassland. It will also plant a new hedgerow along the northern boundary. Based on the small sites metric as it is currently submitted, the proposal would result in a net gain of 41.91% habitat units and 271.72% hedgerow units, satisfying statutory BNG requirements and meeting CP50 and NPPF requirements. ~~However, there are issues in the way habitats have been recorded. See BNG section below. It is recommended that an Ecological Assessment is carried out by a competent ecologist to support the application.~~

Wiltshire CP50 and NPPF also require development to result in a net gain of biodiversity resource. This includes enhancement in resources for species present onsite (built in bird and bat boxes, bee bricks, habitat piles, planting etc.) that are not necessarily covered by the BNG gains. It is recommended that appropriate enhancements are secured by condition.

Biodiversity Net Gain (BNG)

~~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 confirming the baseline and predicted post- development biodiversity units of the site has been submitted.~~

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

- ~~• A map showing the results of habitats surveys (ideally using the BNG compatible UK Habs methodology) have not been submitted to support the BNG assessment. Section 6 of the Preliminary Ecological Appraisal (Ellendale Environmental, 5th May 2026) contains a baseline habitat map. This may need to be updated. See comment on woodland below.~~
- ~~• Mixed other woodland has been recorded in the baseline. Based on aerial imagery no habitats on-site appear to meet the definition of mixed other woodland. Amendment to the metric is required. The Preliminary Ecological Appraisal (Ellendale Environmental, 5th May 2026) contains a description of this habitat. It contains a mixture of broadleaved and coniferous species. However, the structure of this feature appears to be closer to a hedgerow or line of trees in appearance and function. This is supported by photographs included in the Tree survey (Mark Hinsley Arboricultural Consultants, 09/07/2025). Therefore, this habitat should be correctly entered into the BNG metric. Further information required from applicant.~~
- ~~• 72 m of hedgerow were recorded at baseline. There appears to be hedgerow/line of trees along the western, southern and eastern boundary. Amendment to the metric is required. See comment above about woodland. Further information required from applicant.~~

It is recommended that the metric is filled in by a qualified ecologist or competent person (as described in the BNG framework) or that the metric is completed based on an accompanying professional ecological and/or BNG assessment.

A completed baseline metric should be supported by condition assessments for the habitats included. Further information required from applicant.

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 (Douglas Fraser, 23rd June 2026) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets and maps).

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	0.99 Habitat units
	0.02 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

DEFRA guidance on on-site biodiversity gains ([Make on-site biodiversity gains as a developer - GOV.UK](#)), indicates that some of the proposed habitats may need to be secured and monitored to contribute to statutory biodiversity net gain. However, LPAs can determine whether an onsite habitat constitutes a significant gain, and therefore whether long-term securing and monitoring are required. Wiltshire Council considers significance on a case-by-case basis for minor developments, considering factors such as distinctiveness, condition, extent, unit contribution, and the ecological benefits the habitat provides. In the case of this minor development, the LPA has determined that no HMMP condition or monitoring contribution are required.

Issues that may be encountered when trying to discharge the **post-determination** Biodiversity Gain Plan:

- Any gains incorporated into a new residential curtilage must be recorded post-development as vegetated garden. Amendment to the metric is required.
- No trees are recorded as lost to development. This is not in-line with the plans provided which shows that trees will be lost.
- No hedge is recorded as lost to development. This is not in-line with the plans provided which shows that trees will be lost.
- Native hedgerow is proposed in the metric. This is not in-line with the plans provided which show non-native planting along the boundary.

IN SUMMARY:

~~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:

Approved Plans

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

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

Lighting

All lighting provided on site shall 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.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Bat 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.

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

Ecologist	Date
Patrick Olshansky	25/08/2026