

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	28/08/2026
Application number:	PL/2026/03496
Proposal:	Change of use and conversion from stables to dwelling house.
Site address:	Reybridge Farm Stables, 32 Reybridge, Lacock, SN15 2PF
Case officer:	Rose Fox

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:

- Bat Survey & Assessment 6th August 2024 ref: CIC v1.0 by Ellendale Environmental
- Proposed Site Plan Drawing No: 2047 CMSXX00 DRA PL10
- Preliminary Ecological Appraisal (PEA) 14th July 2023 ref: CIC v1.0
- Proposed Wall Mounted Task Lighting Drawing No: 2047 CMSXX00 DRA PL24

Matters Considered:

Habitats Regulations Assessment (HRA)

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

The application site is within a consultation zone for 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 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, the absence of SAC qualify species combined with the separation of 1.1km between the application site, and the nearest core roost, there is no mechanism by which the proposal could give rise to an 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 and habitats

Bats

The application is supported by a Preliminary Ecological Assessment (July 2023) and a subsequent Bat Survey and Assessment Report (August 2024). The surveys identified the principal stable building as providing low roost suitability for bats due to the presence of a limited number of lifted roof tiles; however, no evidence of bat roosting during subsequent surveys was found.

The building was assessed as having low roost suitability, repeated survey effort identified no evidence of roosting bats, and the proposals comprise a minor-scale development affecting an existing building. In the absence of any evidence that site conditions have materially changed since the surveys were undertaken, the ecological information is considered acceptable.

Birds

Evidence of nesting swallows was recorded within the stable building during the Preliminary Ecological Assessment.

The submitted ecological reports also include recommendations for ecological enhancements, including the provision of swallow nest boxes and bat roosting features, which are considered proportionate to the scale of the proposed development.

Whilst the submitted ecological surveys are now marginally beyond their stated validity period, they are only recently out of date and relate to a site of generally low ecological value where repeated survey effort identified no evidence of protected species constraints that would preclude the proposed development. Given the minor nature of the development and the absence of any known changes to site conditions since the surveys were undertaken, the ecological information is considered acceptable and sufficient subject to adherence to the precautionary measures and recommendations contained within the submitted reports.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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:

- Bat Survey & Assessment 6th August 2024 ref: CIC v1.0 by Ellendale Environmental
Section 4 Conclusions

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

Informative

All wild birds, active nests and dependent young are protected under the Wildlife and Countryside Act 1981 (as amended). As such, any works with the potential to affect nesting birds should be undertaken outside the main bird nesting season (March to August inclusive) or preceded by a check by a suitably qualified ecologist to confirm the absence of active nests immediately prior to works commencing.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 28/08/2026
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