

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	04/09/2026
Application number:	PL/2026/04197
Proposal:	Two storey extension to detached dwelling
Site address:	Dairy House Farm, Lambourn Lane, Edington, Westbury, BA13 4NP
Case officer:	David Cox

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:

- Ecological Impact Assessment July 2026 by Darwin Ecology
- Proposed Site Plan 02/07/2026 ref: 21-09-P100
- Existing Site Plan 02/07/2026 ref: 21-09-E100
- Proposed Roof Plan 02/07/2026 ref: 21-09-P103
- Existing Roof Plan 02/07/2026 ref: 21-09-E103
- Figure 4: Mitigation, compensation and enhancement plan July 2026 by Darwin Ecology

Matters Considered:

Habitats Regulations Assessment (HRA)

Salisbury Plain Special Protection Area (SPA)

This application site lies within the 6.4 km buffer zone of the Salisbury Plain Special Protection Area (SPA). The application is however not for new residential development and therefore no associated increase in recreational pressure is anticipated. No other mechanism for adverse effect on the Salisbury Plain designated sites has been identified and Appropriate Assessment under Regulation 63 Conservation of Habitats and Species Regulations 2017 (as amended) is not required.

Protected Species and Habitats

The submitted Ecological Impact Assessment (Ecological Impact Assessment July 2026 by Darwin Ecology) has been reviewed and is considered to provide a proportionate assessment of the ecological constraints associated with the proposed development. The report identifies a common pipistrelle maternity roost, together with day roosting evidence of soprano pipistrelle and

Natterer's bat within the building and appropriately assesses the likely impacts of the proposals on these protected species. Subject to the implementation of the mitigation, compensation and enhancement measures set out within the EclA, and the securing of the necessary protected species licence, the residual ecological effects of the development are considered acceptable. The proposed biodiversity enhancements, including the provision of additional bat roosting features and bird boxes, are also considered appropriate.

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. The development will be carried out in broad accordance with the following documents:
 - Ecological Impact Assessment July 2026 by Darwin Ecology Section 6 Impact assessment and Section 7 Enhancement Recommendations
 - Figure 4: Mitigation, compensation and enhancement plan July 2026 by Darwin Ecology

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

2. 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.

Informative

The roof space of Dairy House Farm contains a common Pipistrelle maternity roost, together with a Soprano Pipistrelle and Natterer's bat day roosts. 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

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.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 04/09/2026
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