

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (graduate Ecologist)
Date:	04/09/2026
Application number:	PL/2026/02365
Proposal:	Erection of two storey rear extension.
Site address:	78 High Street, Dilton Marsh, Westbury, BA13 4DY
Case officer:	Andrew Thomas

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	Mitigation (roosting bats)	CP50, Wildlife and Countryside Act (1981_	Bat mitigation drawing specifying all required bat mitigation measures, as shown on Figure: Mitigation, Compensation and Enhancement Plan.	

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:

- Preliminary Bat Roost Assessment & Nesting Bird Survey February 2026 by West Country Ecology ref: WCE-00259-V1.0
- Ecological Impact Assessment August 2026 by Darwin Ecology
- Existing & Proposed ref: 2026-78HSDM SK 001 P rev: 01

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.

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

The application site is located 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.

During bat surveys undertaken at the site (Ecological Impact Assessment August 2026 by Darwin Ecology), a lesser horseshoe bat, a qualifying species of the Bath and Bradford-on-Avon Bats SAC, was recorded within the wider survey area. However, no lesser horseshoe bat roosts were identified within the application site and the species was not recorded emerging from, re-entering, or otherwise using the building proposed for alteration.

The proposed development relates to alterations and extensions to an existing residential property and there is no evidence that the works would result in the loss or deterioration of habitat supporting the SAC qualifying species. Given that only an incidental activity record of lesser horseshoe bat was recorded and no roosts or key supporting habitat for SAC qualifying species were identified on site, the proposal is not considered likely to have a significant effect on the Bath and Bradford-on-Avon Bats SAC, either alone or in combination with other plans or projects. As such, the proposal can be screened out from Appropriate Assessment under the Habitats Regulations.

Protected Habitats and Species

Bats

Bat emergence surveys and a Preliminary Roost Assessment (Ecological Impact Assessment August 2026 by Darwin Ecology) identified the presence of a common pipistrelle (*Pipistrellus pipistrellus*) maternity roost, a common pipistrelle day roost and a long-eared bat (*Plecotus* sp.) day roost within the application property. The maternity roost was confirmed within the roof of the existing toilet extension, with a peak count of 17 common pipistrelles recorded emerging from a gap beneath a verge tile. A further common pipistrelle day roost and a long-eared bat day roost were also recorded within the building.

The proposed development will directly affect the common pipistrelle maternity roost through alteration and extension of the existing toilet extension and therefore has the potential to result in the disturbance of bats and the loss of a protected roost.

Required mitigation is detailed in sections 6.7 – 6.27 and shown on Figure: Mitigation, compensation and enhancement Plan of the submitted Ecological Impact Assessment. Required mitigation and compensation includes timing restrictions to avoid maternity and hibernation periods, ecological supervision and soft-strip of affected features, pre-construction provision of bat boxes, installation of replacement roosting features within the completed development, sensitive lighting design, use of bat-safe roofing materials and post-development monitoring. A bespoke replacement maternity roost is proposed within the new extension, designed to replicate the existing roosting conditions as closely as possible. The report concludes that these measures would maintain the favourable conservation status of the affected bat population.

Roosting features shown the Figure: Mitigation, compensation and enhancement Plan are not shown on a submitted plan, In order to secure bat mitigation these features must be shown on a separate planning drawing by incorporating them on a proposed elevation drawing or submitting Figure: Mitigation, compensation and enhancement Plan as a separate plan.

Having reviewed the submitted information, the survey effort and impact assessment are considered adequate to inform determination of the application. The proposed mitigation and compensation measures are acceptable in principle and are consistent with the requirement to provide a like-for-like replacement for the loss of a common pipistrelle maternity roost. The proposed works will, however, result in impacts to a confirmed maternity roost and will therefore require a European Protected Species Mitigation Licence from Natural England prior to the commencement of any works affecting the roost.

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.

DRAFT CONDITIONS:

1. The development will be carried out in broad accordance with the following documents:

- Ecological Impact Assessment August 2026 by Darwin Ecology Section 6 Impact Assessment and Section 7 Enhancement Recommendations
- **Figure: Mitigation, compensation and enhancement Plan [Ref: TBC]**

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

2. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to bats.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period

3. Artificial Lighting

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

Bat emergence surveys and a Preliminary Roost Assessment (Ecological Impact Assessment August 2026 by Darwin Ecology) identified the presence of a common pipistrelle (*Pipistrellus pipistrellus*) maternity roost, a common pipistrelle day roost and a long-eared bat (*Plecotus* sp.) day roost within the application property. 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.

Final sign off – all matters addressed:

Ecologist	Date
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