

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	21/09/2026
Application number:	PL/2026/05252
Proposal:	Permission in Principle for the proposed erection of up to six dwellings (One self build).
Site address:	Land at Wayside, 12 Chittoe Heath, Bromham, Chippenham, SN15 2EH
Case officer:	Helena Carney

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:

- Proposed Residential Development at Land Adjoining Wayside, Drawing AH2024/63, Sheets 1 and 2, A Harlow & Son, July 2026
- Ecological Assessment, Luscinia Ecology, August 2025
- Planning Statement, LPC, August 2026

The site was previously developed as holiday accommodation. This application seeks permission in principle to erect up to six dwellings, which will involve the demolition of the existing buildings.

A full planning application (PL/2025/08122) was withdrawn, but the Ecology Officer's comments highlighted the need for a bat licence, enhancements/mitigation, precautionary construction practices and BNG.

The site is not located within any consultation zones associated with protected sites, such as any SACs or SPAs. Nonetheless, the site and surrounding area may be suitable for use by protected species, given the site backs onto an area of woodland. The ecology report confirms that evidence of roosting bats was found in 2025.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- i. No net loss of local biodiversity resource and
- ii. Secure the integrity of local ecological networks

Evidence demonstrating no net loss of local biodiversity resource and that the integrity of ecological networks would need to be submitted and reviewed by the LPA's ecology team at the technical details consent stage. It is noted that, as per the previous bat survey results, compensation for the loss of a Natterer's hibernation roost, two common pipistrelle day roosts, and one soprano pipistrelle day roost will be required. It is advised that details (including specifications and locations) of the compensatory roosts are included within the plans submitted at the technical details consent stage.

An updated ecology report may also be required, depending on the time of submission. As per CIEEM's (Chartered Institute of Ecology and Environmental Management) Advice Note ([Advice-Note.pdf](#)), referred to in the Government's standing advice on protected species and development, if data were collected over 18 months ago, the results may no longer be valid.

Biodiversity Net Gain

The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission). The subsequent technical details consent is likely to be subject to the biodiversity gain condition. Please note that applications subject to the biodiversity gain condition must be accompanied by minimum information set out in [Article 7 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), which includes:

- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Note: this is a summary, please refer to Paragraph: 011 [Biodiversity net gain - GOV.UK](#) for full details.

If the applicant considers that the development would not be subject to the biodiversity gain condition, Schedule 7A of the Town and Country Planning Act 1990 the applicant must provide a statement as part of the planning application setting out the reasons why they believe this is the case. Submission of a completed metric calculation tool may be necessary to evidence the statement.

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

Ecologist Abi Gazzard	Date 21/09/2026
---------------------------------	---------------------------