

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	02/10/2026
Application No:	PL/2026/04777
Proposal:	Regularisation for creation of enlarged hardstanding, Storage Cabin & security lights on agricultural land (resubmission of PL/2025/09935)
Site Address:	Land near Raybarrow Farm, Nettleton Shrub, Nettleton, Chippenham, SN14 7NN
Case Officer:	James Webster

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA.

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:

COMMENTS:

This application is a resubmission of PL/2025/09935. Both applications are retrospective in nature as the site was cleared for the current development without permission. Prior to clearance the site contained scrub habitat which may have been of higher biodiversity value, however due to the retrospective nature the baseline value has not been quantified. Given its small size and location it is unlikely to have been of high importance to local wildlife populations relative to the more extensive and suitable habitats in the local area.

Habitats Regulation Assessment (HRA)

A Lesser Horseshoe core roost is located near Nettleton Mill House, approximately 800m east of the site. Woodland and hedgerow provide some connectivity between the roost and the site, but foraging habitat availability is limited due to the small size of the site. The site is adjacent to existing development and more extensive, high-quality habitat corridors with lesser horseshoe activity records exist to the east and southwest of the core roost, away from the site.

The application seeks to regularise and enlarge the hardstanding, move a storage cabin, and mount three low-height, inward-directed security lights. The scale and location of the proposal indicate no significant impacts on the Special Area of Conservation (SAC) bat population.

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 combined with the separation between the Site and the core roost and significant habitat corridors, there is no mechanism for significant 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 Compliance with CP50 (no net loss etc)

Although significant impacts on the local bat population are not predicted, the impact assessment submitted does not account for the broader range of species that may be present onsite or adjacent habitats. Considering the small scale of the development, a precautionary but proportionate approach will be applied, and standard lighting and mitigation/enhancement conditions will be recommended to ensure alignment with CP50 and NPPF drivers. This includes:

Mitigation and enhancement: Sufficient enhancements in the form of native hedge planting are already set out in Bat Impact Assessment (Smart Ecology, 30 June 2026) and Proposed Site Plan (29 July 2026). Further details of these plans will be secured by conditions.

Lighting: Lighting recommendations are already set out in Bat Impact Assessment (Smart Ecology, 30 June 2026) and Proposed Elevations (Matthew Clay Architects, 20 July 2026). Further details of these plans will be secured by conditions.

Biodiversity Net Gain (BNG)

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 planning application relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

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:

The following, or similarly worded, conditions are recommended:

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

- Recommended Mitigation section of the Bat Impact Assessment (Smart Ecology, 30 June 2026)
- Proposed Elevations – 1 & 2 (Matthew Clay Architects, 29/07/2026)
- Proposed Site Plan (Matthew Clay Architects, 29/07/2026)

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

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, type and locations of ecological enhancement features including hedgerow tree planting, 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.

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.

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

Ecologist	Date
Patrick Olshansky	02/10/2026