

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	06/10/2026
Application number:	PL/2026/04175
Proposal:	Proposed Rear Extensions, Replacement Outbuilding & Widened Driveway & Dropped Kerb
Site address:	Hillview Farm, 2b Bradford Road, Winsley, Bradford On Avon, BA15 2HL
Case officer:	Selina (Nina) Parker-Miles

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 Report by John Associates 30th October 2025 Version 1.0
- Proposed Alteration to Existing Planning Permission PL/2025/07696 for Rear Extensions & Replacement Outbuilding 9th sept 2026 Drawing No AH2025/76 Sheet 4 of 4
- Proposed Alteration to Existing Planning Permission PL/2025/07696 for Rear Extensions & Replacement Outbuilding 4th July 2026 Drawing No AH2025/76 Sheet 1 of 4

Matters Considered:

The current application relates to the same site as application PL/2025/07696 and includes minor alterations which do not materially change the ecological considerations of the proposals. The ecology comments and recommendations previously provided in response to PL/2025/07696 therefore remain applicable to the current application and are reproduced below for completeness.

Habitat Regulations Assessment

Bradford on Avon Bats Special Area of 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.

It is noted that the site lies between two residential properties adjacent to a lit road and largely supports existing structures and made-up ground.

One recorded event of a Lesser Horseshoe bat was noted during the two emergence surveys. This strongly suggests that the site is not used as a roost by Annex II species but may have limited function as a commuting route.

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 limited suitability of the site to support SAC bats and minor scale of the development any temporary construction impacts and operational impacts would be de-minimus. 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 habitats and Species

Bats

The findings and recommendations set out in the bat survey report are considered acceptable in relation to the proposed development. The report confirms that no bats were observed emerging from the building during either survey and concludes that the building is not currently a bat roost, with only limited potential roosting features identified during inspections. These findings and recommendations align with best practice and relevant planning policy requirements.

The recommended installation of two bat boxes is welcomed.

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. Compliance with submitted documents

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

- Section 2.10.1 Mitigation/ Compensation and 2.11 Opportunities for Enhancement of the Bat Report by John Associates 30th October 2025 Version 1.0

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

Informative

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 the GOV.UK and Natural England websites for further information on protected species.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 06/10/2026
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