

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	09/10/2026
Application number:	PL/2026/04155
Proposal:	Installation of solar photovoltaic panels to the south-west facing roof of the main dwelling and the roof of the rear extension, together with the demolition of an existing dilapidated workshop and erection of a replacement workshop incorporating a biodiversity tower and associated ecological enhancements.
Site address:	5 The Tynings, Box Hill, Corsham, SN13 8HQ
Case officer:	Victoria Blackmore

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:

- Design and Access Statement
- Proposed Outbuilding 6th June 2026 drawing no: 004 rev: A
- Proposed Elevations 6th June 2026 drawing no: 002 rev: A
- Examples of Victorian Workshops and Mapping Data

Matters Considered:

Habitats Regulations Assessment (HRA)

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

The application site is located within several consultation zones 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.

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 there is no mechanism by which the proposal could give rise to an 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 Habitats

The development is located adjacent to Box Mine Site of Special Scientific Interest (SSSI), which is designated for its nationally important population of hibernating bats, including the rare, greater horseshoe bat. The site is also adjacent to an area of undesignated woodland that is likely to provide valuable bat foraging and commuting including light-sensitive species. Given the scale and nature of the proposed development, significant adverse effects on the SSSI, woodland and foraging and commuting bats are not anticipated. However, to safeguard these ecological receptors (foraging and commuting bats), artificial light spill should be minimised through the implementation of the recommended lighting condition.

The submitted Design and Access Statement identifies the incorporation of a dedicated biodiversity tower within the replacement outbuilding, providing integrated habitat features for bats and birds. Given the existing outbuilding is currently in a ruinous and unroofed condition, the incorporation of these features within the replacement structure represents a positive opportunity to enhance the ecological value of the site and 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. Artificial Lighting

No additional 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.

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

- Design and Access Statement Section 7. Biodiversity

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 Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 09/10/2026
---	---------------------------