

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/01/2026
Application number:	PL/2025/09390
Proposal:	Extension of commercial building specifically falling within use class B8 & associated works.
Site address:	7 BR7 Brook Lane Industrial Estate, Brook Lane, Westbury, BA13 4EP
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, 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:

- Site Location Plan and Block Plan, Mathewson Waters Architects, November 2025
- Planning, Design and Access Statement, Woolley & Wallis, November 2025
- Ecological Impact Assessment, Ethos Environmental Planning, November 2025

The site comprises a warehouse and hardstanding within an industrial estate where it is proposed to extend the unit to provide a covered loading area. There are no vegetated habitats within the redline boundary, and the ecology report concludes there are no features suitable for use by roosting bats (the two units on-site comprise corrugated-metal buildings, are subject to high levels of disturbance, with one open to the roof with skylights).

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and potential impact of recreational pressure on stone curlew, in combination with other plans and projects, must be considered.

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 will be no additional overnight accommodation created) combined with the separation between the SPA and the application site, there is no mechanism for adverse effect, and 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 Salisbury Plain SPA and subsequently the application is screened out of Appropriate Assessment.

Bath & Bradford on Avon Special Area of Conservation (SAC)

TWBMS Grey Zone

The application site is located just within the boundary of the grey zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS), as well as a Greater Horseshoe core roost buffer 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 the SAC. The application must be considered under the Habitats Regulations.

The grey medium risk zone represents an area where new residential development is likely to result in increased recreational use of important woodland bat sites. In order to conclude the AA favourably, new residential development proposals for 49 dwellings or less within the grey hatched medium recreational risk zone will be expected to provide a financial contribution per dwelling towards the council's strategic recreational pressure mitigation scheme. This application is not for residential development, and therefore, a financial contribution is not required.

A test of likely significance (screening assessment) has been carried out by Wiltshire Council as required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) (also known as the Habitat Regulations). The site is already subject to disturbance from human activities (and the industrial estate surrounding) and the proposals do not represent a significant increase in human disturbance in this area. No loss of green habitat is proposed, with the works to impact existing hardstanding and warehouse units. As such, the proposal is not considered likely to adversely affect roosting bats, or foraging or commuting habitat, and the principles of the TWBMS are not considered further. The application is screened out of Appropriate Assessment with respect to the Bath and Bradford-on-Avon Bat SAC.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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.

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

Ecologist Abi Gazzard	Date 14/01/2026
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