

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	06/02/2026 13/02/2026
Application No:	PL/2025/08732
Proposal:	Erection of equestrian barn on existing outdoor menage
Site Address:	The Grange, 4a Clearwood, Dilton Marsh, Westbury, BA13 4BD
Case Officer:	Steven Vellance

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
	Artificial Lighting	CHSR, TWBMS, CP50, NPPF	Statement from applicant indicating if lighting will be included within the plans. If additional lighting will be included what type, number, locations. If lighting is included this may require further assessment in line with sections 6.2 and 8.3 of the TWBMS.	No Yes Response sent via email from CO (09/02/2026)

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, **ALL** changes must be highlighted to enable review.

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:

- Proposed Site Sections (Oct 2025, Prime Meridian)
- Proposed Site Plan (Oct 2025, Prime Meridian)
- Existing Site Plan and Location Plan (Oct 2025, Prime Meridian)
- Proposed Floor and Elevations Plan (Oct 2025, Prime Meridian)
- Existing Site Sections (Oct 2025, Prime Meridian)
- Design and Access Statement (Oct 2025, Prime Meridian)

COMMENTS:

This is a proposal for the erection of a 230m² equestrian barn on an existing 1200m² outdoor menage. The development would not cause any loss of functional habitat for bats as none exists within the development boundary (it is an artificial surface). The site is located within an existing equestrian facility. Based on the function of the site there is already a baseline level of disturbance, and it can be seen from submitted plans that there is artificial lighting onsite including six fixed floodlights surrounding the menage.

The facility is surrounded by 12 acres of pasture and there is a block of ancient woodland 40m to the north. Any light spill from the facility onto the surrounding habitat, particularly the woodland edge, must not be increased above baseline levels because of this development. **No new lighting is proposed in the submitted plans, and the case officer has confirmed via email that the development will not include any additional operational lighting that would cause degradation (uploaded 09/02/2026).** Given the small scale and temporary nature of the works, the baseline disturbance, and existing lighting associated with the facility, any impacts arising during the construction phase are unlikely to result in significant effects on bats.

~~Further lighting information is required to assess if development would result in any increase in light spill on the surrounding habitats. Where additional or altered lighting is proposed, the applicant must demonstrate that the scheme will not result in any increase over the established baseline, in accordance with sections 6 and 8.3 of the Trowbridge & Westbury Bat Mitigation Strategy (09/07/2025, Wiltshire Council).~~

Habitats Regulation Assessment (HRA)

Bath and Bradford on Avon SAC: The site is within 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. The site is located within the yellow medium risk zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS). The yellow medium risk zone represents the areas where habitat has been shown to be of importance, or is highly likely to be of importance for bats associated with the Bath and Bradford-on-Avon Bat SAC, and in particular the yellow zone takes into consideration the foraging areas and flightlines of horseshoe species and Bechstein's bats and is anticipated to be able to accept a degree of development pressure provided applications are designed in accordance with the principles in the TWBMS. Impacts will arise on individual sites and in-combination with other sites because of loss and/degradation of habitat of importance to the qualifying bats.

The application site falls within a 4km buffer of a Greater Horseshoe Core Roost and is located within the 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.^[08] The application has therefore been considered under the Habitats Regulations.

As detailed above given the small scale and temporary nature of the works, the baseline disturbance, and existing lighting associated with the facility, any impacts arising during the construction and operational phase are unlikely to result in significant effects on bats.

Salisbury Plain SPA: This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and considering the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened out of Appropriate Assessment due to the low potential impact of recreational pressure on stone curlew.

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 and 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 Bath & Bradford on Avon bat SAC and Salisbury Plain SPA subsequently the application is screened out of Appropriate Assessment.

Non-Statutory Sites (LWS)

The northern block of Black Dog Woods, an ancient woodland site that is also listed as a County Wildlife Site and a Priority Habitat is approximately 40m to the north of the proposed barn. Increased impacts on this habitat are unlikely based on the scale and nature of the proposed development and proposed lighting plans.

Compliance with CP50 (no net loss etc)

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains. The development is unlikely to result in a net loss of biodiversity if it does not introduce additional artificial lighting beyond existing baseline levels. This can be secured through confirmation of lighting proposals and, where appropriate, a suitably worded planning condition.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development: 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 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 subject to mandatory biodiversity net gain.

CONDITIONS:

Compliance with Submitted Documents

- Proposed Site Sections (Oct 2025, Prime Meridian)
- Proposed Site Plan (Oct 2025, Prime Meridian)
- Existing Site Plan and Location Plan (Oct 2025, Prime Meridian)
- Proposed Floor and Elevations Plan (Oct 2025, Prime Meridian)
- Existing Site Sections (Oct 2025, Prime Meridian)
- Design and Access Statement (Oct 2025, Prime Meridian)

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

Artificial Lighting

No new or altered external lighting shall be installed within the application site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any such lighting shall be designed to avoid any increase in light spill onto adjacent habitats when compared with the existing baseline 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: Patrick Olshansky	Date: 13/02/2026
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