

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	12/03/2026
Application number:	PL/2025/07940
Proposal:	Change of use from office to residential C3a
Site address:	38 Delamere Road, Trowbridge, BA14 8ST
Case officer:	Steven Vellance

Recommendations:

☐	No Comment
☐	Support
☒	No objection
☐	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	HRA required. Appropriate Assessment with a positive conclusion has been sent to Natural England, agree the conclusion (within 21 days) prior to the application being permitted.

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:

- Proposed Block Plan, Bro Architecture, July 2021
- Existing Block Plan, Bro Architecture, July 2021

The site comprises a single-storey building proposed for conversion from offices to a dwelling, though no external alterations are required.

COMMENTS:

Trowbridge & Westbury Bat Mitigation Strategy

The application site is located within the grey zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS) 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. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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 (including changes of use to residential C3) within the grey hatched medium risk zone will be expected to provide a financial contribution of £925 per dwelling towards the Council's strategic recreational pressure mitigation scheme.

For this development, the cost of mitigation via the Council's strategic scheme would be £925 for the 1 dwelling. The mitigation is required prior to the commencement of development and must be secured by planning obligations.

Where a Section 106 agreement is not in place, mitigation can alternatively be secured under Section 111. Where the applicant elects to use a S111, the strategic mitigation must be secured upon the granting of planning permission by completion of S111 process.

The site is already subject to disturbance from human activities, and the proposals do not represent a significant increase in human disturbance in this area. No loss of green habitat nor alterations to the building are proposed. As such, the AA concludes no adverse effects on the SAC site, subject to the contribution listed above. This AA has been sent to Natural England (12/03/2026) and the application must not be determined until they have agreed with the LPA's conclusion.

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 12/03/2026
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