

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	19/03/2026
Application number:	PL/2026/00864
Proposal:	Hip to Gable Loft Conversion with Flat Roofed Rear Dormer and Associated Internal Reconfiguration
Site address:	27 The Butts, Westbury, BA13 3EU
Case officer:	Andrew Thomas

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:

- Location Plan, Existing Block Plan, Proposed Block Plan, Arkiplan, December 2025
- Existing elevations, Arkiplan, December 2025
- Proposed elevations, Arkiplan, December 2025

The site comprises a detached dwelling where it is proposed to convert the loft space.

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), there is no mechanism for adverse effect. 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, 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 as a dwelling (and the residential area surrounding), with street lights 10m south, 15m east and 30m northeast. No loss of bat foraging or commuting habitat is proposed. The building is not likely to support any Annex II bat species, given it is a single-storey construction within an urbanised area, with no slipped or missing roof tiles shown on streetview imagery. Overall, the proposal is not considered likely to adversely affect any Annex II bats or their habitats, and the principles of the TWBMS are not considered further. The application is screened out of Appropriate Assessment with regard 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 it 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.

Other

Although it is unlikely that roosting bats are using the building, it is advised a protected species informative is attached to any planning permission considering the ecological sensitivities of the wider area. Further, the applicant is advised that biodiversity enhancements – such as a hedgehog nest box – would be welcomed, in line with the NPPF and CP50.

CONDITIONS:

Protected species 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 bats. 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.

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

Ecologist Abi Gazzard	Date 19/03/2026
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