

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	19/03/2026
Application number:	PL/2026/00881
Proposal:	Proposed detached dwelling.
Site address:	1B Clarendon Road, Trowbridge, BA14 7BR
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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
a)	Bath and Bradford on Avon Bat Special Area of Conservation	Habitat Regulations, NPPF, Wiltshire CP50	19/03/2026 -Confirmation of agreement with TWBMS recreation mitigation fee -Lighting details -Clarification of whether any tree removal is proposed	

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 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:

- Design and Access Statement, unauthored, January 2026
- Officer site photos
- Proposed site plan, unauthored, January 2026
- Proposed elevations, unauthored, January 2026

The site comprises a plot of land (former back garden) between existing properties and backing onto Paxcroft Brook, where it is proposed to construct one dwelling. Previously, permission was granted for the construction of two detached dwellings (18/01620/FUL), and then again as a separate dwelling (PL/2021/10452).

COMMENTS:

Bath and Bradford on Avon Bat Special Area of Conservation (SAC)

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 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.

No alterations to any building are proposed. As per recent site photos, the grassland has been maintained as short, with the only other habitats present being a pile of cut vegetation, and a small area of bramble/scrub (growing under a litter/waste pile) - the site was previously cleared in preparation of previously approved works. Although the habitats on-site are of limited value to foraging/commuting bats, the brook immediately adjacent to the site may provide an important commuting link. There is a lesser horseshoe bat record, for example, along the brook ~200m northeast of the application site. As such, details of lighting are required to enable full consideration of the potential impacts of the proposal. Please can the application provide the following:

- Confirmation of whether any new lighting is proposed, and if so, details of the location, type, number, and specification of all external light sources
- Clarification of whether any trees are proposed for removal (it is noted that there are trees present along the northeast boundary abutting the brook)

Other protected or notable species

There are multiple records of hedgehogs (Priority Species) and swifts (a red-listed bird of conservation concern) locally. In line with the NPPF and with CP50, applications must ensure that gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. Biodiversity enhancements (such as for hedgehogs, swifts and bats) should be secured via a condition.

Paxcroft Brook, adjacent to the site to the north, is a Priority Habitat. Details of suitable buffer vegetation must be provided as part of the biodiversity enhancements. Further, a Construction Method Statement will be required, to include information about measures to reduce pollution (light, noise, dust, chemical, etc.) to this Priority Habitat during the construction phase.

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 self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015), as indicated in the application form.

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.

IN SUMMARY: Insufficient information has been submitted. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected sites. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

DRAFT CONDITIONS:

1. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Paxcroft Brook (priority habitat). The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

2. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as nesting opportunities for swifts and buffer planting between the dwelling and brook – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

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

Ecologist	Date
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