

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	15/05/2026
Application number:	PL/2026/01703
Proposal:	Replace roof coverings to match existing, extend roof at verge/eaves to accommodate new external wall insulation, dismantle 2nr existing chimneys, install external wall insulation system, replace all existing uPVC glazing with new uPVC glazing units, enclose balconies with uPVC glazing units, gas pipework to be consolidated and meters relocated to accommodate the external wall insulation, new bin store, minor landscaping improvements, entrance CCTV installation
Site address:	4-9 Sandford Park, Trowbridge, BA14 9NN
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:

- Proposed Elevations, Option B, Atkins Realis, April 2026
- Existing Elevations, Atkins Realis, October 2025

The site comprises a building where various external works are proposed, including the removal of chimneys and new uPVC glazing. The site is in a suburban area and is surrounded by dwellings in all directions, though with a strip of woodland and grassland field ~50m northwest.

COMMENTS:

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

The application site is located 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 new 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 urban area surrounding) and the proposals do not represent a significant increase in human disturbance in this area. No loss of green habitat nor any new lighting is proposed. 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.

Protected species

As per aerial and streetview imagery, the building is in good condition with no obvious missing or slipped tiles or gaps at the eaves. The building is subject to light spill from streetlights and security lights, and is located in a reasonably urban area. On the balance of evidence, and considering the scale of the proposed works, the risk posed to roosting bats (and other protected wildlife) is likely to be low. The applicant should note that under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. In the unlikely event that bats are found, works should cease and advice from a professional ecologist must be sought.

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.

INFORMATIVE – protected species

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 15/05/2026
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