

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	27/05/2026
Application number:	PL/2026/01112
Proposal:	Proposed new agriculture residential dwelling with a section 106 TCPA 1990 Agreement.
Site address:	Land to south east Forewoods Common, Trowbridge, BA14 6PJ
Case officer:	Verity Giles-Franklin

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 and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Planning Statement
- Preliminary Ecological Appraisal (PEA) and Roost Assessment prepared by Arbtech Consulting Ltd, dated 11 December 2025.
- Design And Access Statement
- PROPOSED ELEVATIONS Drawing No: 3 of 4. Prepared by Webb Contract (24/10/2024)
- FLOOR PLAN Drawing No: 1 of 4. Prepared by Webb Contract
- Block Plan Amm 9/3/26 Drawing No: 2 of 4 prepared by Webb Contract.
- Location Plan Amm 9/3/26 Drawing No: 1 of 4

Matters Considered:

It is noted that the Block Plan included in the PEA has been superseded by the revised Block Plan Amm 9/3/26 Drawing No: 2 of 4 prepared by Webb Contract. The developments location further north, closer to the B3105 and further away from the ancient woodland is welcomed and means adverse impacts on the woodland are not predicted.

Habitat Regulations Assessment (HRA)

Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC)

The development is within a consultation zone for bats (greater horseshoe bat 4km Combined Gripwood Sites Core Roost Buffer) associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC). This is a minor development impacting land reported to support no roosting features present and only limited suitability for foraging and commuting bats. The

development is also located more than 2.5 km from the core roost and 5 km from the nearest SAC component. 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). The test of likely significance has concluded that given the scale and nature of the development combined with the separation between the SAC and the application site, there is no mechanism for adverse effect.

The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected Habitats and Species

It is noted that the Block Plan included within the PEA has been superseded by the revised Block Plan (Amendment 9/3/26, Drawing No. 2 of 4) prepared by Webb Contract. The relocation of the development further north, closer to the B3105, increases its separation from the ancient woodland and is therefore welcomed.

The development lies approximately 70m north east of Country Wildlife Site and ancient woodland (Great Bradford Wood) and therefore not considered likely to impact on it. The submitted Preliminary Ecological Appraisal is considered proportionate and its findings are accepted. The report identifies that subject to the implementation of standard precautionary working methods and recommended mitigation and enhancement measures, the development would not give rise to significant adverse effects on protected species or habitats. Biodiversity enhancement measures, including the provision of new native hedgerow planting as shown on the submitted plans are welcomed. In light of this, and given the minor nature of the development the proposal is therefore considered to accord with Core Policy 50 of the Wiltshire Core Strategy and the objectives of the NPPF in respect of biodiversity.

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 application is for self and Custom Build Development, meaning development which:

- o consists of no more than 9 dwellings;
- o is carried out on a site which has an area no larger than 0.5 hectares; and
- o 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).

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.

CONDITIONS:

1. Compliance with the submitted documents

The development will be carried out in broad accordance with the following documents:

- Recommendations in the Preliminary Ecological Appraisal (PEA) and Roost Assessment prepared by Arbtech Consulting Ltd, dated 11 December 2025.

- Block Plan Amm 9/3/26 Drawing No: 2 of 4 prepared by Webb Contract.

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

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) 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.

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 reptiles. 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.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 27/05/2026
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