

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	25/06/2026
Application number:	PL/2026/02655
Proposal:	To demolish an existing garage and utility extension and build a new single storey side extension.
Site address:	42 Green Lane, Trowbridge, BA14 7DE
Case officer:	Selina (Nina) Parker-Miles

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions/informatives)
☐	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 Block Plan, SJF Planning & Design Service, December 2025
- Proposed Plans, SJF Planning & Design Service, December 2025

The site comprises a detached dwelling in an urban area where it is proposed to construct a new single-storey extension following the demolition of the existing garage. The proposed extension will be similar in footprint and scale to the existing extension and will not impact the existing roof of the main dwelling. The building is of a relatively modern construction, with a streetlight immediately bordering the property. On the balance of evidence, the likelihood of the works impacting a bat roost is considered to be low. Further comments are provided below.

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

TWBMS Grey Zone

The application site is located just within the grey zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS), as directly adjacent to Bechstein's bat 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. This application is not for residential development, and therefore, no increase in recreational impacts is anticipated.

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 (in a highly urban area), the proposals do include any loss of green habitat and are unlikely to impact any potential roost features. As such, the proposal is considered unlikely 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.

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.

Recommended informative:

There is a very low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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

Ecologist Abi Gazzard	Date 25/06/2026
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