

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	01/07/2026
Application number:	PL/2026/02354
Proposal:	Change of use of agricultural land to a sports and recreational facility, comprising two outdoor padel courts and associated ancillary development.
Site address:	Fairfields, Semington, Trowbridge, BA14 6JD
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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	BNG	Environment Act 2021	01/07/2026 -Corrected BNG metric -Map showing specifications and locations of proposed on-site BNG	

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 & Access Statement, Jamie Hughes, March 2026
- Proposed Padel Courts Plan, Hatch Detailing, undated, Rev A
- Existing Plan, Hatch Detailing, undated, Rev A
- Plan View, Hatch Detailing, undated, Rev A
- Small Sites Metric Version 1.2.3, July 2025
- Biodiversity Net Gain Statement, Jamie Hughes, April 2026
- Lighting Impact Statement, Jamie Hughes, March 2026

The site comprises a plot of agricultural land proposed to be used as a sports ground, with two padel courts and a parking area.

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), 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, it includes a minor loss of modified grassland (but this is expected to be mitigated for on-site via BNG), and will not impact any potential roost features. On the balance of evidence, 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.

Artificial lighting

Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The lighting impact statement clarifies that lighting will be operated between 08:00-22:00 only, and with directional aiming. However, a lux plan/lighting plan has not been provided. **A condition securing these details, to be designed in a wildlife-sensitive manner, should be set.**

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).

A small sites statutory metric calculation has been submitted. However, the 'Area Habitats' tab remains blank, with the overall baseline units outputting '0'. Please could the correct metric file be provided?

Additionally, it is not clear where the on-site enhancements/habitat creation will be implemented. Please could the applicant provide a map or plan showing this? To be considered on-site BNG, it must be contained within the site's redline boundary. Similarly, whilst the proposed bird and bat boxes are welcomed, the specifications and locations have not been provided.

DRAFT CONDITIONS:

1. Artificial lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

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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