

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 16/07/2026

Application No: PL/2026/02193

Proposal: Demolition of an existing agricultural barn (which has prior approval for conversion to two dwellings under Class Q permitted development) and the erection of two detached self-build dwellings.

Site Address: Barn at Lively Farm, West Ashton, Trowbridge, BA14 6AU

Case Officer: Russell Brown

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	Appropriate Assessment sent to Natural England on 16/07/2026 and the application must not be determined until they have agreed with the LPAs conclusion.

Further Information Required

	Issue	Policy / Legislative compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)

The outstanding document(s)/information 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.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as detailed below against mapping (OS and aerial) along with photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Preliminary Ecological Appraisal (Herdwick Ecology, February 2026).

Bath & Bradford-on-Avon Bats SAC Habitat Regulations Assessment

The application site lies within the yellow medium risk zone and the grey hatched recreational zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS), adopted in July 2025. The site is also located within Bechstein's bat core buffer zones due to its proximity to several confirmed breeding Bechstein's bat roosts. Therefore, the development proposals must be considered under the Habitat Regulations.

The TWBMS yellow medium risk zone identifies areas where habitat has been shown, or are highly likely, to be important for bats associated with the Bath and Bradford-on-Avon Bats SAC, particularly foraging habitat and commuting routes used by horseshoe bats and Bechstein's bats. The TWBMS recognises that an appropriate level of development may be accommodated within this zone, provided proposals are designed in accordance with the strategy's principles and mitigation requirements. Impacts may arise from the loss, fragmentation or degradation of habitat used by SAC qualifying bat species, either alone or cumulatively in combination with other plans and projects.

The grey hatched recreational zone identifies areas where new residential development is likely to increase recreational pressure on important woodland bat sites. However, the proposed development comprises the redevelopment of a previously developed site and does not result in the loss or degradation of bat habitat. As such, the proposal can be screened out of Appropriate Assessment (AA) in relation to habitat-related effects associated with the yellow medium risk zone and Bechstein's core buffer zone.

Notwithstanding the above, in accordance with the TWBMS the proposal includes residential development within the grey hatched recreational zone and is therefore expected to contribute towards the Council's strategic recreational pressure mitigation scheme; all residential developments of 49 dwellings or less are required to provide a financial contribution of £925 per dwelling to mitigate increased recreational pressure on woodland habitats used by SAC qualifying bat species to ensure an AA can be concluded favourably.

This is to be secured via section 106 agreement (s106), a section 111 (s111) agreement or unilateral undertaking (UU) (legal fees will apply) prior to the commencement of development).

The total financial contribution to mitigate the burden would be £ 1850 plus legal fees.

Salisbury Plain Special Protection Area (SPA) Habitat Regulations Assessment

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the Habitat Regulations Assessment (HRA) for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic AA has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the strategic AA for Salisbury Plain SPA continues to be supported by NE until end of December 2026.

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 [ADD RELEVANT REASON FROM BELOW LIST (DELETE THE REST) - retain note to case officer if appropriate]

the application 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).

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.

The following conditions/legal agreement are recommended to any permission given:

Planning Conditions and Legal Agreement

Planning Conditions

ECO. 1

The development shall only be carried out in strict accordance with Section Paras 5.7 to 5.9 titled 'Other Mitigation Measures of the Preliminary Ecological Appraisal (Herdwick Ecology, February 2026).

REASON: To ensure adequate protection and mitigation for protected species through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

ECO. 2

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Where light spill has the potential to impact bat habitat, a lighting impact assessment must be submitted with the reserved matter application(s) to demonstrate the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy February 2020 are met.

The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON:

In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to ensure lighting meets the requirements of the Trowbridge Bat Mitigation Strategy.

ECO. 3

No construction lighting will be used throughout the development and no development (*including demolition, ground works*) shall take place outside daylight hours.

REASON: The introduction of artificial light/noise disturbance is likely to mean such species are disturbed and/or discouraged from using established flyways or foraging areas. Such disturbance will constitute an offence under relevant wildlife legislation.

Legal Agreement

All residential developments of 49 dwellings or less are required to provide a financial contribution of £925 per dwelling to mitigate increased recreational pressure on woodland habitats used by SAC qualifying bat species to ensure an AA can be concluded favourably.

*This is to be secured via section 106 agreement (s106), a section 111 (s111) agreement or unilateral undertaking (UU) (legal fees will apply) **prior to the commencement of development**).*

The total financial contribution to mitigate the burden for this development would be £ 1850 plus legal fees.

Guidance on completing Section 111

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	16/07/2026