

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	16/07/2026
Application number:	PL/2026/00420
Proposal:	Erection of double garage with basement (re-submission of PL/2021/09131). Replacement of roof to form additional residential accommodation, together with the construction of garden room, gymnasium and swimming pool
Site address:	6 Hospital Road, Westbury, BA13 3EQ
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 Extensions (house), 01/26
- Proposed Extensions (garage/cellar), 01/26, Rev A February 2026
- Existing (house), 01/26
- Location Plan and Site Plan, 01/26

The site comprises a detached dwelling where a roof replacement, double garage, garden room, gym and pool are proposed. The site is surrounded by residential dwellings in all directions.

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and potential impact of recreational pressure on stone curlew, in combination with other plans and projects, must be considered.

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). This concluded that given the scale and nature of the development (there will be no additional overnight accommodation created), there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on Salisbury Plain SPA and subsequently the application is screened out of Appropriate Assessment.

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

The application site is located just 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 no loss of bat habitat 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 the site photographs, the building is of a modern construction with well-sealed soffits and no obvious slipped or missing tiles. Much of the roof is obscured by solar panels, the southwest elevation is essentially single-storey in height, and there are security lights present around the house. On the balance of evidence, it is considered unlikely that the building possesses any notable bat roosting features, but should any bats or signs of bats be identified during the works, then all works must cease and an ecologist contacted for further advice.

The remainder of the site comprises bare ground, hardstanding and vegetated garden. It is unlikely to provide significant opportunities for other protected fauna.

In line with CP50 and NPPF, enhancements for biodiversity should form part of the development. It is recommended that the plans include a bat or bird box/brick at, e.g., a suitable gable end. A condition should be applied to ensure enhancements are implemented.

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.

CONDITIONS:

1. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features such as bat or bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

Informative – bats

There is a 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 16/07/2026
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