

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                     |
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| <b>Officer name:</b>       | Kirsten Pryde (Graduate Ecologist)                                  |
| <b>Date:</b>               | 17/07/2026                                                          |
| <b>Application number:</b> | PL/2026/01541                                                       |
| <b>Proposal:</b>           | Erect extension to existing engineering building.                   |
| <b>Site address:</b>       | 9 Quartermaster Road, West Wilts Trading Estate, Westbury, BA13 4JT |
| <b>Case officer:</b>       | Russell Brown                                                       |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input checked="" type="checkbox"/> | Condition (no objection subject to conditions) |
| <input type="checkbox"/>            | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input checked="" type="checkbox"/> | 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:

- Existing Floor and Roof Plans 06/08/2025 Drawing No: 2526008 003
- Tree Report 8<sup>th</sup> September 2025 REF: WT 030-25 AIA by Wadey Trees
- Proposed Block Plan 06/08/2025 Drawing No: 2526008 006
- Existing Site Plan 06/08/2025 Drawing No: 2526008 002
- Location Plan 06-Mar-2026
- PLANNING, DESIGN AND ACCESS STATEMENT by WESTERN DESIGN ARCHITECTS March 2026 REF: 006- TR-WDA
- Proposed Elevations 06/08/2025 Drawing No: 2526008 008
- Proposed Floor and Roof Plans 06/08/2025 Drawing No: 2526008 007 B
- Existing Elevations 06/08/2025 Drawing No: 2526008 004
- Proposed Block Plan 06/08/2025 Drawing No: 2526008 005
- ECOLOGY & BIODIVERSITY NET GAIN (BNG) ASSESSMENT 12th November 2025 by ABR Ecology Version 1
- BNG Metric 20<sup>th</sup> October 2025

### Matters Considered:

#### Habitat Regulations Assessment (HRA)

##### *Salisbury Plain Special Protection Area (SPA)*

This application site lies within the 6.4 km buffer zone of the Salisbury Plain Special Protection Area (SPA). 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 application is not for residential development and

therefore no associated increase in recreational pressure is anticipated. No other mechanism for adverse effect on the Salisbury Plain designated sites has been identified and Appropriate Assessment under Regulation 63 Conservation of Habitats and Species Regulations 2017 (as amended) is not required.

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

The application site is located within a consultation zone for bats 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 that site.

#### *Trowbridge and Westbury Bat Mitigation Strategy*

The site is located within the 'grey hatched' recreational zone of the Trowbridge Bat Mitigation Strategy (TWBMS). This zone relates to areas within the wider zone of influence where impacts may arise from increased recreational pressure.

As this proposal relates to commercial development, the elements of the TWBMS concerning recreational pressure associated with residential development are not directly applicable in this instance.

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 combined with the separation of 3km between the SAC-associated roost 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 Species and Habitat**

The submitted ECOLOGY & BIODIVERSITY NET GAIN (BNG) ASSESSMENT 12th November 2025 by ABR Ecology Version 1 provides a clear overview of the species present on site. The report includes appropriate mitigation recommendations to avoid or minimise potential impacts on biodiversity. Notably, the installation of bat and bird boxes has been proposed to enhance roosting and nesting opportunities on site, contributing to biodiversity gain. The ecological surveys have been undertaken by a suitably qualified ecologist and are in accordance with current industry guidelines. The recommendations made are considered proportionate and appropriate to the findings, and I am in agreement with the conclusions drawn in the submitted report. In order to ensure that these recommendations are accommodated and are enforceable within the development, the condition set out below requires that the locations of bat and bird boxes are shown on site plans.

#### **Biodiversity Net Gain**

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (BNG Metric 20th October 2025) confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

|                                                               |                       |
|---------------------------------------------------------------|-----------------------|
| On-site pre-development (baseline) biodiversity value         | 0.44 Habitat units    |
|                                                               | 0.0 Hedgerow units    |
|                                                               | 0.0 Watercourse units |
| Are there any <a href="#">irreplaceable</a> habitats on-site? | No                    |
| Has any habitat <a href="#">degradation</a> of occurred?      | No                    |

The application proposes to deliver the required biodiversity net gain through the use of off-site biodiversity units. Any off-site biodiversity gain site must be registered on the national Biodiversity Gain Site Register and be formally allocated to this development before the Biodiversity Gain Plan can be approved and the relevant condition discharged. The Council advises that all off-site gains must be secured for a minimum period of 30 years through either a planning obligation (Section 106 Agreement) or a Conservation Covenant. Applicants should be aware that Wiltshire Council will not enter into a Section 106 Agreement for off-site biodiversity gains unless the off-site gain site has been verified. Evidence of registration, allocation to the development, and the legal mechanism securing the habitat enhancements should therefore be provided as part of the Biodiversity Gain Plan. Further information regarding verification of off-site gain sites can be obtained from Wiltshire Council via the Ecology Chargeable Service ([ecologychargeableservice@wiltshire.gov.uk](mailto:ecologychargeableservice@wiltshire.gov.uk)).

## CONDITIONS:

### 1. Compliance with the submitted documents

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

- Tree Report 8<sup>th</sup> September 2025 REF: WT 030-25 AIA by Wadey Trees Tree Protection Plan Drawing No: WTP1
- ECOLOGY & BIODIVERSITY NET GAIN (BNG) ASSESSMENT 12th November 2025 by ABR Ecology Version 1 Section 5 BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN

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

### 2. Habitat Management and Monitoring Plan (HMMP)

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;

- the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

### 3. Ecological Enhancemenets

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes and 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

### 4. 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.

**Final sign off – all matters addressed:**

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|-------------------------------------------------|---------------------------|
| Ecologist<br>Kirsten Pryde (Graduate Ecologist) | Date<br><b>17/07/2026</b> |
|-------------------------------------------------|---------------------------|