

Appropriate Assessment of Effects on a National Network Site

This is a record of the appropriate assessment of Wiltshire Council required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The project has been assessed as likely to have significant effects on one or more National Network Sites (previously European Site) and is not directly connected to or required for the management of such sites.

PART A: INFORMATION REVIEWED	
Information about the plan or project	Proposal: Application PL/2025/07781 Proposed Glamping Pods (4 No.) Site address: Home Farm. Rood Ashton, West Ashton, Trowbridge, BA14 6BL. Background: The proposal is for 4 glamping pods in a rural location on an area of species-poor grassland located between two blocks woodland. In the absence of bat surveys data woodland blocks on Site are considered to be of high value for foraging and commuting bat SAC qualifying species due to their location within a Bechstein's bat 1.5 km Core Roost Buffer (approximately 770 m from Biss Wood, which supports a Bechstein's bat maternity colony), within 560 m of a known lesser horseshoe bat maternity roost, and directly adjoining high-quality foraging and commuting habitat. Given the minor scale of the development this approach is considered acceptable. As shown on the Site Plan – Proposed (LPC, June 2025) the glamping pods, parking and access will result in the loss of approximately 4000m² of grassland and the introduction of human disturbance, including but not exclusively artificial lighting and recreational activity. Impacts on bat roosts or roosting habitat is not predicted. Mitigation largely comprises a 10m dark corridor and new native hedgerow planting linking the woodland blocks to the east and west The Site is also located within the yellow medium risk zone and grey hatched recreational impact zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS). This development is screened into Appropriate Assessment (AA) in relation to the Bath and Bradford on Avon Bats SAC and Salisbury Plain SPA. The AA for the Salisbury Plain SPA is provided in comments from ecology dated 16/02/07781 and as a result is not considered further here.
National Site(s) Network	Bath and Bradford on Avon Bats Special Area of Conservation (SAC)

List of European Site interest features	Qualifying Features: 1. S1303 Lesser horseshoe bat <i>Rhinolophus hipposideros</i> 2. S1304 Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> 3. S1323 Bechstein's bat <i>Myotis bechsteinii</i> The <u>conservation objectives</u> for the site are: "To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of the habitats of qualifying species; • The structure and function of the habitats of qualifying species; • The supporting processes on which the habitats of qualifying species rely • The populations of qualifying species; and • The distribution of qualifying species within the site." Publication Date: 27th November 2018 – version 3. This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations 2017.
Information about the SAC	The current condition of the European site is favourable. The SSSI components of the SAC comprise disused stone mines which are of key importance as a hibernation and swarming site for the above three bat species (greater horseshoe, lesser horseshoe and Bechstein's) because of the combination of temperature and humidity conditions, suitable access, lack of pollution and infilling, and lack of disturbance. The SAC bat populations are also supported by habitats beyond the boundaries of the SAC. Such habitats include watercourses, tree-lines, hedgerows and open farmland which provide foraging habitat, flight corridors and summer roosting habitat.
Other relevant plans or projects	• Wiltshire Core Strategy • Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020). • Trowbridge & Westbury Bat Mitigation Strategy (TWBMS). • Current applications for the land under consideration or adjacent land have not been found. These are considered to be the most relevant plans and projects but is unlikely to be an exhaustive list of all projects and plans within the zone of influence.
PART B: IMPACT PREDICTION ALONE	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors.	There is potential for the loss and or degradation of grassland and woodland foraging and commuting habitats of importance to SAC bats. Approximately 4000m² of modified grassland will be lost under the footprint of the glamping pods, parking and access.

	Impacts on roosting habitat is not predicated. As mitigation for habitat loss the development includes a 10m dark corridor of scrub and trees adjacent to both blocks of existing woodland and new native hedgerow planting linking the woodland blocks to the east and west. Management of these habitats to benefit bats and buffer existing woodland from disturbance will be secured through the recommended Wildlife Mitigation and Enhancement Plan condition. The creation of buffers and new habitat will ensure there will be no loss of bat foraging and commuting habitat. There will be no loss of roosting habitat or flight corridors.
Risk of collision and bat fatality	No risk considered likely.
Disturbance to bat flight/foraging/roosting activity from light spill.	The Pod Plan and Elevations drawings show minimal fenestration on elevations facing the woodland and proposed native hedgerow to the south. Artificial light spill from fenestration is considered minimal. No external lighting is shown on the submitted plans and it is therefore assumed that none is proposed. To safeguard bat habitat and maintain the integrity of the dark corridor, the installation of external lighting will be controlled by condition The residual impact on bat flight/foraging activity from light spill is considered to be low and de-minimus.
Disturbance to bat flight/foraging/roosting activity from noise or human presence – construction and operational phases	The introduction recreational activity has the potential to result in the loss or degradation of woodland blocks adjacent to the pods. To safeguard bat habitat a 10m buffer of scrub and trees will be provided to buffer the woodland from human disturbance. Given the location, development type and minor scale of the development recreational impacts on Bliss Wood and Green Lane Wood are not predicted. The residual impact on bat flight/foraging activity from noise or human presence – construction and operational phases is considered to be low and de-minimus.
PART C: IMPACT PREDICTION IN-COMBINATION	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	With mitigation adverse impacts alone are not predicted. Other applications within or in close proximity to the development have not been found. In-combination impacts on foraging and commuting habitat is not predicted.
Risk of collision and bat fatality	No impacts with current scheme and therefore none likely in-combination.
Disturbance to bat flight/foraging/roosting activity from light spill	With mitigation adverse impacts alone are not predicted. Applications within or in close proximity to the development have not been found. In-combination impacts on foraging and commuting habitat is not predicted

Disturbance to bat flight/foraging activity from noise or human presence – construction and operational phases	With mitigation adverse impacts alone are not predicted. Applications within or in close proximity to the development have not been found. In-combination impacts on foraging and commuting habitat is not predicted.
PART D: CONSEQUENCES FOR CONSERVATION OBJECTIVES	
All of the risks below have been assessed in relation to habitat lying outside the SAC which is functionally related to the SAC either as roosting, foraging or commuting habitat.	
Does the project or plan have the potential to:	
Cause delays in progress towards maintaining and restoring the extent and distribution of the habitats of qualifying species;	Yes, without mitigation the development has potential to result in the loss of foraging and commuting habitat (woodland habitat).
Cause delays in progress towards maintaining and restoring the structure and function of the habitats of qualifying species;	Yes, without mitigation the development has potential to result in adverse impacts on foraging and commuting habitat (woodland) through changes loss and or degradation of woodland habitat.
Cause delays in progress towards maintaining and restoring the supporting processes on which the habitats of qualifying species rely.	No
Cause delays in progress towards maintaining and restoring the populations of qualifying species; and	Yes, due to foraging and commuting habitat loss.
Cause delays in progress towards maintaining and restoring the distribution of qualifying species within the site (SAC).	No, direct impacts on the SAC are not predicted.
PART E: MITIGATION FOR APPLICATION PL/2025/07258	
Mitigation proposed	How will these measures avoid or reduce impacts upon site integrity?

10m dark corridors of scrub and trees to buffer existing woodland and new hedgerow planting linking the woodland blocks to the east and west in accordance with recommendations in the Preliminary Ecological Appraisal (Herdwick Ecology, July 2025, updated March 2026) and Site Plan – Proposed. LCP 5894 PR101 A (LPC, June 2025).	Buffer existing woodland habitat to ensure no loss of bat foraging and commuting habitat. Provision of a new continuous bat commuting corridor connecting the woodland blocks.
Long-term management of the woodland buffers and native hedgerow to benefit biodiversity specifically bats and buffer woodland from operational impacts.	No loss of bat foraging and commuting habitat. Provision of a continuous bat commuting corridor connecting the woodland blocks.
No external lighting proposed.	Keep artificial light spill to a minimum.
Recommended Conditions:	
Compliance	The development will be carried out in <u>strict</u> accordance with the following documents: • Site Plan – Proposed. LCP 5894 PR101 A. (LPC, June 2025). • Location Plan. Drawing Number LPC 5894 EX 101 B. (IPC Town and Country Planning Development Consultants, June 2025). • Pod Plan and Elevations. Drawing Number LPC 5894 PR 102 A. (IPC Town and Country Planning Development Consultants, October 2024). • Sections 5.1 – 5.1 and Plate 2 of the Biodiversity Net Gain Report. (Herdwick Ecology, March 2026 Update).
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.
Wildlife Mitigation and Enhancement Plan	Prior to the start of construction, a Wildlife Mitigation and Enhancement Plan shall be

	submitted to and approved in writing by the Local Planning Authority. The plan will specify long term objectives for each ecological feature (woodland buffers, native hedge and grassland) to benefit biodiversity specifically bats along with planting specifications and management schedules required to the stated objectives. The Wildlife Mitigation and Enhancement Plan shall be implemented in full and for the lifetime of the development in accordance with the approved details.
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PART F: CONCLUSION

Is the project likely to affect site integrity?

a) Alone?	No. Mitigation will ensure no loss of bat foraging and commuting function.
b) In combination with other plans or projects?	No.

Recommendation:

This AA has concluded that the application is not likely to have significant impacts on the SAC alone or in combination with other projects or plans.

Name of officer(s) making the assessment and date	Elizabeth Burrows Ecologist, Landscape and Design Team, Wiltshire Council 06/08/2026.
Natural England Comments	
Name of Natural England officer and date	
Authorised by: Wiltshire Council Manager and date	