

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/2026/02837 Proposed 2 New Dwellings (1 x Self Build) with Landscaping Site address: 3 Little Common, North Bradley, Trowbridge, BA14 0TX Background: This is a minor application for 2 dwellings on approximately 1562.00 sq metres of modified grassland between two dwellings. The land is located in in a semi-rural location on the eastern edge of North Bradley. The application site is located within the 'grey hatched' recreational zone and yellow medium risk zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS) and therefore has potential to result in significant adverse impact on the special features of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC). 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 12/08/07781 and as such 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: 27 th 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). • PL/2022/05426 (parent application 20/03641/OUT) full application for the development of 62 dwellings, public space and associated works with access via the A363. Under consideration. • PL/2021/09739 Outline Application for the Construction of up to 23 residential units including detailed Access on land to the rear of No. 54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved. Granted. • 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 linked to this application 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.	The development will result in the loss of a small area of modified grassland (approximately 1562.00 sq metres) of low value to foraging bats. Alone this impact is considered de-minimis. Impacts will however arise in-combination with other sites as a result of loss and/degradation of low value habitat to the qualifying bats. The in combination impact from this development will be mitigated via the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (habitat loss). The site does not support linear features connecting high value bat foraging habitat or roosts in the wider landscape. Impacts on commuting routes/ flight corridors is not anticipated. Impacts on roosting habitat is not predicted.

Risk of collision and bat fatality	No risk considered likely.
Disturbance to bat flight/foraging/roosting activity from light spill.	To safeguard bat habitat 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 application site is located within the 'grey hatched' recreational zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS) and therefore has potential to result in significant adverse impact on the special features of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) through increased recreational pressure on woodland important to bats. This impact will be mitigated via the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (Grey hatched recreation pressure zone).
PART C: IMPACT PREDICTION IN-COMBINATION	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	In-combination impacts with other sites as a result of loss and/degradation of low value habitat to the qualifying bats. The in combination impact from this development will be mitigated via the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (habitat loss).
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 will be subject to Habitat Regulations Assessment and required to mitigate artificial light spill in accordance with guidance. 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	The application site is located within the 'grey hatched' recreational zone and yellow medium risk zone of the Trowbridge & Westbury Bat Mitigation Strategy (TWBMS) and therefore has potential to result in significant adverse impact on the special features of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) through increased recreational pressure on woodland important to bats. This impact will be mitigated via the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (Grey hatched recreation pressure zone).
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	Yes, without mitigation the development has potential to result in the loss of low foraging habitat.

restoring the extent and distribution of the habitats of qualifying species;	
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 habitat (grassland) through the loss of low value grassland 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 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/2026/02837

Mitigation proposed	How will these measures avoid or reduce impacts upon site integrity?
Contribution to the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (Grey hatched recreation pressure zone).	Contribute to the council's strategic recreational pressure mitigation scheme detailed in Section 9.2 of the TWBMS
Contribution to the Council's strategic Trowbridge and Westbury Bat Mitigation Strategy (habitat loss).	Contribute the council's strategic habitat loss mitigation scheme detailed in Section 9.1 of the TWBMS
Control of external lighting by condition.	To safeguard bat habitat the installation of external lighting will be controlled by condition
Recommended Conditions:	
Compliance	The development will be carried out in <u>broad</u> accordance with the following documents: Section 5 and Appendix G of Ecology and BNG Assessment (BNGA). (ABR Ecology Ltd., 30th April 2026). (name of ecology report giving recommendations for mitigation or enhancement).

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.
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 12/08/2026.
Natural England Comments	
Name of Natural England officer and date	
Authorised by: Wiltshire Council Manager and date	