

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	28/09/2026
Application No:	PL/2026/03676
Proposal:	Single storey extensions to front and rear, partial recladding, window reconfiguration, loft conversion and terrace over existing garage
Site Address:	391c Ham Green, Holt, Trowbridge, BA14 6PZ
Case Officer:	Mrwan Ali

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs 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:

- Bat & Bird Survey and Assessment Report (Alder Ecology Ltd, 17 Aug 2026)
- Proposed Elevations (Atelier 17 Ltd, 11 Aug 2026)

COMMENTS:

This is a householder application for a single storey extension to the front and rear of an existing two storey dwelling with partial recladding, window reconfiguration, loft conversion and the addition of a terrace over the existing garage. The building was found to have negligible bat and bird roosting potential. A small area of residential garden will be lost to development. No direct loss or damage to protected habitats or species is likely and there will be a negligible net loss of low value due to the extended footprint. Ecological enhancements in the form of bat and bird boxes, and some garden plantings, are proposed to offset any loss.

The site is in a residential area, however, there are habitats to the north and south that are suitable to support commuting and foraging wildlife. Any lighting onsite should be controlled to limit disturbance to surrounding habitats in line with CP50 and NPPF (para N2:3).

Habitats Regulation Assessment (HRA)

The site is at the outer edge of a GHS 4km core roost buffer zone. The building and site were covered by a Bat & Bird Survey and Assessment report (Alder Ecology Ltd, 17 Aug 2026) which concluded negligible roost potential for Annex II species onsite. The residential garden is small and well managed and likely has negligible to low suitability for foraging and commuting Annex II bats. Furthermore, the works proposed are minor and the site is an existing dwelling in a residential area that is already subject to a baseline level of lighting and disturbance.

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 between the

nearest core roost and the application site, there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimis. 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

A Bat & Bird Survey and Assessment report (Alder Ecology Ltd, 17 Aug 2026) has been submitted. The report confirms that the existing structure was surveyed internally and externally by a suitably qualified surveyor 14th August 2026. This assessment found no evidence of bats inside the building and concluded that the interior spaces held negligible roost potential as they were well sealed. The assessment found the exterior of the building to be in good condition with no cracks, crevices or missing tiles and negligible roost potential was concluded. This appears to be accurate based on the images provided in the report.

Compliance with CP50 (no net loss etc)

There is a habitat to the north of the site that is designated as deciduous woodland within the Natural England Priority Habitat Inventory. Based on aerial imagery this habitat appears to be amenity parkland with trees. This habitat is separated from the site by a road so there will be no direct loss of this habitat because of development.

No new external lighting is included within the proposal, but it is likely that some outside lighting would be required to ensure safe access and security. Also, there is an increase in fenestration on all elevations. Although there is already a local baseline level of disturbance due to traffic and residential activity in the area, lighting should be controlled to avoid further disturbances and limit disturbance to local ecological networks in line with CP50 and NPPF (para N2:3). Internal and external lighting must 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. A lighting condition will be added.

New bat and bird boxes and garden planting are recommended in the Bat & Bird Survey and Assessment report (Alder Ecology Ltd, 17 Aug 2026). These will be secured by condition.

With the above conditions in place the development is likely to meet the requirements of CP50 and NPPF (para N2:3).

Biodiversity Net Gain (BNG)

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 the application 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 subject to mandatory biodiversity net gain.

CONDITIONS:

The following, or similarly worded, conditions are recommended:

Compliance with submitted documents

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

- The Recommendations Section (page 21) of the Bat & Bird Survey and Assessment report (Alder Ecology Ltd, 17 Aug 2026).
- The Enhancements Section (page 22) of the Bat & Bird Survey and Assessment report (Alder Ecology Ltd, 17 Aug 2026).

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

Lighting

No 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.

Enhancements

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, bird boxes and planting (including planting schedule) 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.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
Patrick Olshansky	28/09/2026