

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	06/10/2026
Application number:	PL/2026/05483
Proposal:	Demolition of the existing sectional concrete garage and erection of a replacement sectional timber domestic garage, using the existing concrete base with a small extension to the base.
Site address:	23 The Stocks, Seend, Melksham, SN12 6PL
Case officer:	Paul Pardoe

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:

- Design and Access Statement, Equestrian Blueprint, August 2026
- Existing Block Plan, Equestrian Blueprint, August 2026
- Proposed Block Plan, Equestrian Blueprint, August 2026

The site comprises an existing detached garage associated with a residential dwelling. It is proposed to demolish and replace the garage across broadly the same footprint. It appears that the works will involve the removal of a fig tree and shrubs.

COMMENTS:

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

The site lies within a core roost buffer for Lesser Horseshoe bats associated with the Bath and Bradford-on-Avon Bats SAC, and there is a Greater Horseshoe roost record ~60m away. The proposal may therefore have the potential to result in significant adverse impact on the special features of the SAC. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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). No foraging/commuting habitat is to be removed, no new lighting is proposed, and the building to be removed is unlikely to support roosting bats. As such, the application is screened out of Appropriate Assessment with respect to

the Bath and Bradford-on-Avon Bat SAC. The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.

Protected species

As per site photographs, the existing garage has a corrugated metal roof, window (allowing light spill), external security light, and appears to be actively used for storage. The side elevations are largely obstructed by shrubs. Overall, it is very unlikely that the building is used by roosting bats.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. Structures or vegetation capable of supporting breeding birds should be checked prior to commencement, and any removal or altering of such features should be delayed until after young birds have fledged.

Given the nature of the proposal, the risk posed to other protected species is also thought to be minimal. Enhancements for nesting birds and/or bats would be welcomed and would be in line with the NPPF and CP50. The applicant should consider adding an integrated nest box or bat tile to the proposed garage.

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.

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

Ecologist Abi Gazzard	Date 06/10/2026
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