

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky (Graduate Ecologist)
Date:	03/09/2025
Application number:	PL/2025/05178
Proposal:	Erection of detached car port, following removal of existing. Installation of 2 no. air source heat pumps.
Site address:	Manor Farm, 17 The Street, Chirton, Wilts, SN10 3QS
Case officer:	Joe Leesam

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

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:

- Preliminary Bat Roost Assessment, June 2024, All Ecology

Matters Considered:

River Avon SAC

This development falls within the catchment of the River Avon SAC but due to it's nature it presents no potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The development is therefore screened out of Appropriate Assessment (AA) by the relevant Competent Authority (the LPA) based on the potential for significant effects.

Salisbury Plain

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened out of Appropriate Assessment due to the absence of potential impact of recreational pressure on stone curlew in combination with other plans and projects.

Habitats and Species

There is an Ancient Woodland/Priority Habitat Inventory over approx. >200m to the west of the site but based on the scale and nature of the development there is no mechanism for adverse impact on this site.

A PRA (including internal and external inspection) was conducted and found that the structure had negligible suitability for bats. No further surveys required. Appropriate lighting and enhancements to be secured by condition.

Birds were not using the structure to nest at time of survey. The structure had limited potential for nesting. Nesting birds are unlikely to be impacted by this development.

Wiltshire Council Core Policy 50 (CP50)

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193d). No net loss is expected. New tree and hedge planting is shown in plans which will be approved. The PRA recommends enhancements in the form of bird and bat boxes which will be secured by condition.

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 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 considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

Artificial Lighting

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.

Compliance with Submitted Documents

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

- Preliminary Bat Roost Assessment, June 2024, All Ecology
- Site Plan – Garage, April 2025, Fowler Architecture and Planning

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

Bat and Bird Boxes

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky (Graduate Ecologist)	Date: 03/09/2025
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