

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	12/01/2026
Application number:	PL/2025/09346
Proposal:	Single storey extension to the rear of Stop Farmhouse
Site address:	Stop Farm, Fonthill Gifford, Salisbury, SP3 6QJ
Case officer:	Kate Clements

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:

- Preliminary Roost Appraisal, Stark Ecology, November 2025
- Heritage Statement, Baxter Green Architects
- Site & Location Plans, Baxter Green Architects, October 2025

The site comprises a farmhouse where a single-storey extension is proposed. The site is neighboured by grassland to the north, with woodland to the southwest and southeast.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

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 since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect. 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.

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle, Bechstein, Lesser Horseshoe and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC.

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 must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas.

Given the type and size of habitats to be lost (as per the site plans, it appears that approximately 30m² of existing hardstanding will be lost) as well as lack of new lighting, it is not likely that the development will significantly impact any key foraging or commuting opportunities for Annex II bats. Appropriate survey work has also demonstrated that the extensions to be impacted are unsuitable for use by roosting bats.

As such, it is concluded that given the scale and nature of the currently proposed development, there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Bat surveys

The proposed works will join two existing single-storey extensions, one of which lacks a roof void. Both existing extensions were inspected for bat roosting opportunities, and it was found that the eaves were well-sealed, with no roof tiles noted to be lifted or slipped. Overall, no roosting features were noted, and the extensions are considered to have negligible bat roosting potential. No external lighting is proposed.

If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist.

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	Date
Abi Gazzard	12/01/2026