

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	14/01/2026
Application Number:	PL/2025/08817
Proposal:	Replacement of the existing thatch with a plain tile roof, a new two storey extension to the north and reworking of the existing side extension to the south.
Site Address:	The Corner Cottage, New Road, Donhead St Andrews, Shaftesbury, SP7 9EG
Case Officer:	Kate Clements

Recommendations:

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

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.

The following submitted documentation was reviewed to inform this response:

- Bat Survey Report. 02 September 2025. Daniel Ahern Ecology Ltd. Doc Ref. 5576.1;
- Proposed Block Plan. 25 November 2025. Llewellyn Harker Lowe. Drawing No. 4398_009B;
- Existing Block Plan. 29 July 2025. Llewellyn Harker Lowe. Drawing No. 4398_003;
- Proposed Elevations. 29 July 2025. Llewellyn Harker Lowe. Drawing No. 4398_011B;
- Design & Access Statement. August 2025. Llewellyn Harker Lowe.

Habitat Regulations Assessment: 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. Appropriate Assessment 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 has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development and lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon SAC. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC and the proposal is screened out of Appropriate Assessment.

Protected Species

Daniel Ahern Ecology undertook a Preliminary Roost Assessment in July 2025, which identified the building as a bat roost for brown long-eared bats, based on the presence of bat droppings within the south-western extension and the recorded potential roosting features and potential access features within the building. Subsequent dusk emergence surveys recorded no bat emergences from the building, and it was therefore concluded that the roost is no longer in use. The proposed extension would not require the removal of

vegetation considered to be functionally important for bat foraging or commuting. No new lighting has been proposed as part of the development and in the absence of such, together with retention of all vegetation, it is very likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

A lighting condition should be applied to any permission given this application, as detailed below. Any domestic lighting, e.g. at doorways or pathways, should be low level bollard style or wall mounted and pointed downward to avoid light spill onto areas of vegetation likely to be used by bats and other wildlife species.

The site offers suitable habitat for nesting birds during the breeding season. As nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), works should be timed to avoid the main bird nesting season (March to August). Should vegetation clearance or building works be required during this period, a pre-commencement survey by a suitably qualified ecologist must be undertaken immediately prior to works to confirm the absence of active nests.

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.

Core Policy 50

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 187 d).

CP50 and NPPF requires the inclusion of biodiversity enhancements. Ecological enhancements are provided through the installation of a bat box, hedgehog house and insect block within section 4.2 of the Bat Survey. The location of ecological/biodiversity enhancements must be included in the site plan drawings (see condition below) and will become an enforceable part of the planning permission.

CONDITIONS:

1. Compliance with submitted documents

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

- Section 4 of the Bat Survey Report. 02 September 2025. Daniel Ahern Ecology Ltd. Doc Ref. 5576.1.

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

2. Ecological Enhancements

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. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

3. 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.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Bat Species

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. 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 or to contact Natural England's Batline through the internet.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	14/01/2026