

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/01/2026
Application number:	PL/2025/09505
Proposal:	Demolition of existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation. (Re-submission of PL/2022/04523)
Site address:	Pound Cottage, Plough Lane, Marston, Devizes, SN10 5SR
Case officer:	Jane Sanger

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:

- Existing Annex and Proposed Annex, Arquitecto Ltd, February 2018
- Ecology letter, Enims, September 2018
- Planning letter, Cherrington Planning, December 2025

The site comprises . It is proposed to demolish the summerhouse and construct an annex, serving as a resubmission of the approved application PL/2022/04523 (the permission of which, as per the Decision Notice, appears to have expired).

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and potential impact of recreational pressure on stone curlew, in combination with other plans and projects, must be considered.

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 (there will be no net increase in overnight accommodation created, provided the use of the annex is tied to the main property via condition) combined with the separation of >6km between the SPA and the application site, there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on Salisbury Plain SPA and subsequently the application is screened out of Appropriate Assessment.

Protected species

A preliminary bat roost assessment was undertaken in September 2018. Over six years have passed since this survey and, typically, survey results would not remain valid for this length of time (see CIEEM's advice note '[On the lifespan of ecological reports and surveys](#)'). However, given the type and size of building to be removed (a single-storey summer house with glazing) as well as the previous findings of no suitable bat roosting features, it is considered proportionate in this case to accept the previous survey results. There are no records of known roosts within 290m, and the site does not fall within any core roost areas associated with a bat SAC/protected site.

Under the Conservation of Species and Habitat Regulations 2017, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that should bats or evidence of bats be found during the works, all works must cease and a professional ecologist contacted.

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) requiring applications to deliver 10% BNG unless exempt.

Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric). *As per the Planning Letter, 18.5m² of habitat with a biodiversity value >0 will be impacted. Therefore, this sub-criterion is met.*

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.

Enhancements

In line with the NPPF and with CP50, applications must ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. **It is therefore recommended that a biodiversity enhancements condition is applied, to secure enhancements such as bat/bird boxes.**

CONDITIONS:

1. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements –such as bird and bat nesting opportunities – 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.

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

Ecologist 14/01/2026	Date Abi Gazzard
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