

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	31/12/2025, 03/02/2026
Application number:	PL/2025/08707
Proposal:	The proposed development involves the demolition of the garage, flat and workshop with the erection of eight houses and associated gardens over the plot.
Site address:	Tisbury Motors Ltd, High Street, Tisbury, Salisbury, SP3 6HF
Case officer:	Becky Jones

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	BNG	Environment Act 2021	31/12/2025 -Condition assessment sheets	03/02/2026 - YES

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, 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 & Access Statement, Historic Building Advisory Service
- Existing and Proposed Landscaping, Historic Building Advisory Service, February 2025
- Bat Emergence Surveys and Mitigation Report, Darwin Ecology, June 2024
- Biodiversity Net Gain Assessment, Darwin Ecology, August 2025
- Statutory Biodiversity Metric, Nathan Biggs, June 2025
- [Condition assessment sheets](#)

The site comprises a garage, flat, workshop and parking area proposed for removal and replacement with 8 dwellings. The town-centre site is neighboured by buildings and gardens in all

directions, with a garden to the southwest containing a small woodland patch. There are grassland fields ~200m west and east, and watercourses 430m southwest and 300m southeast. A previous application for the erection of 10 dwellings was withdrawn (PL/2021/04262).

COMMENTS:

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle 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 green habitats to be lost (0.017 ha of vegetated garden and 0.005 ha of ruderal vegetation), it is not likely that the site provides significant foraging or commuting opportunities for Barbastelle, Greater Horseshoe, or other Annex II bats. Appropriate survey work has also demonstrated that the building is largely unsuitable for use by roosting bats, with roosting bats absent from emergence surveys and low bat activity recorded in general.

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 building is flat-roofed with few roosting opportunities for bats, it has no internal void and is frequently disturbed/in use. A preliminary roost assessment and subsequent emergence survey were undertaken in 2022. In May 2024, an update emergence survey was undertaken. In all instances, no evidence of roosting bats was recorded. It is understood that no Annex II species were recorded foraging or commuting nearby. These results are still considered valid, but the applicant should note (as advised in the bat survey report) that updated survey work will be necessary should the works not commence within two years of the previous survey.

Given the presence of core roosts within the region, as well as the groups of trees, hedges and wider garden space within the vicinity, a condition should be attached to any planning permission to ensure no new external lighting is installed unless lighting plans are submitted to and approved by the Local Planning Authority in writing.

In line with the bat survey report's recommendations, enhancements for bats should be incorporated into the development. This should be secured via a condition.

Other protected and notable species

Given the habitats present (largely hardstanding and a building) and lack of trees/other vegetation to be removed, the proposals are unlikely to significantly adversely affect species such as reptiles and badgers. Nonetheless, the applicant should note that 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. Works should not take place that will harm nesting birds (such as building demolition) from March to August inclusive. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged.

In line with CP50 and the NPPF, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. Therefore, as above, ecological enhancements (further to bat enhancements) should include improvements for other taxa such as the house martin cups and wildlife-friendly plantings recommended in the bat survey report. Enhancements should also include swift bricks, particularly considering the records of swifts at adjacent properties.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation and map ('*Statutory Biodiversity Metric, Nathan Biggs, June 2025*'; '*Biodiversity Net Gain Assessment, Darwin Ecology, August 2025*') confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.49 Habitat units
	0.02 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

The following issue must be addressed in the baseline prior to determination:

Condition assessments: The condition assessment sheets for the baseline habitats have not been submitted. This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination. Further, photographs supporting the ecology documents would be gratefully received.

The condition assessment sheets have now been provided and correspond with the data inputted into the Statutory Metric and BNG report. Therefore, the above issue has been sufficiently addressed.

DRAFT CONDITIONS:

1. Compliance with submitted documents

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

- Bat Emergence Surveys and Mitigation Report, Darwin Ecology, June 2024
- Biodiversity Net Gain Assessment, Darwin Ecology, August 2025

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

2. 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 sensitive 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 wildlife-sensitive habitats, including habitat used by bats.

3. 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 nesting opportunities for birds (including swifts) and roosting opportunities for bats – 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 Abi Gazzard	Date 03/02/2026
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