

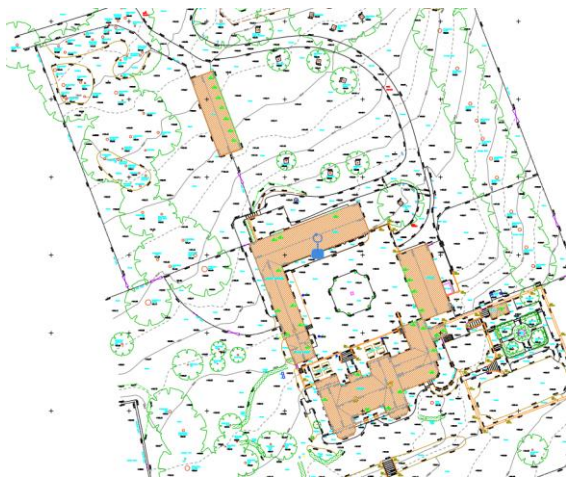
DELEGATED REPORT

Application Reference:	PL/2025/09881
Application Type:	Variation to planning permission
Site Address:	West Chase, Bowerchalke, Salisbury, SP5 5PE
Proposal:	Variation of conditions 2 (approved plans) & 3 (materials) on PL/2024/09469 to reflect a change in material from lime wash render (coloured) to Ashlar stone, to have all the materials agreed in this application submission
Recommendation:	Planning Permission be GRANTED

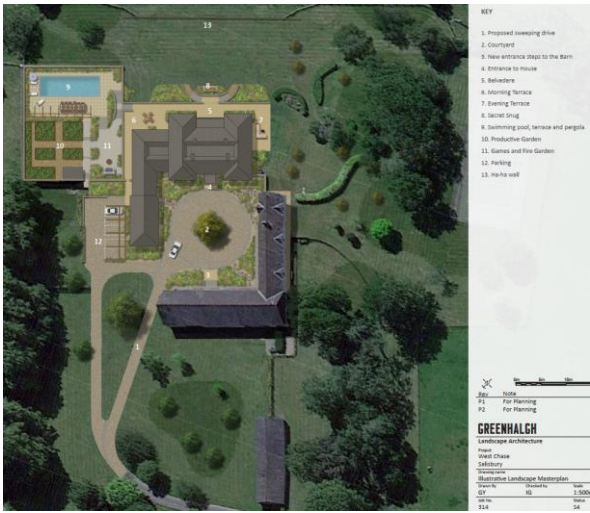
PROPOSAL

The application seeks to vary an existing full permission for the ‘demolition of existing dwelling and erect replacement dwelling with swimming pool within the walled garden area, and a change in levels of the rear garden to form a ha-ha’ with a stone retaining wall. The applicant is seeking to change the approved materials from lime wash render (coloured) to Ashlar stone and seek approval for the suite of materials for the development. The principle for the replacement dwelling has been established by the extant consent in 2024:

Existing site plan



Proposed site plan



Consent is sought for specific materials as follows:

- Natural Slate- Canadian Glendyne natural slate
- Bricks- HG Matthews ATR (wood-fired bricks)
- Flint- St Catherines (Dorset field flints)
- Ashlar stone for the walls, quoins, string course and window / door surrounds- Chicksgrove Limestone

The applicant states:

In terms of the selection of materials proposed for discharge these sample panels are available for viewing on site. There are images of each material which are to be read alongside this cover letter.

Natural Slate - *The proposed material is Canadian Glendyne natural slate, which features a lightly riven surface that is similar to that of CwtT-Y-Bugail.*

The particular type selected is the “Excellent” grade, with measurements of 508 x 254. 5 x 6mm thickness.

Brick and Flint - *The proposed bricks are “HG Matthews ATR” wood-fired bricks which feature some burnt headers as found to the existing buildings at the property.*

The proposed flint is “St Catherines” Dorset field flints, which feature some darker tones, again matching with the existing flintwork found at the property.

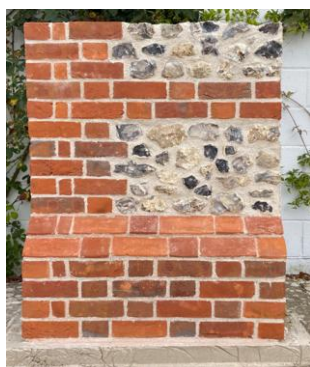
These walls are to be built and pointed up (10mm joints) in a 1:3 lime mortar mix, comprising; 1 part hydraulic lime NHL 3.5 to 3 parts of Wareham Washed sharp sand. The joints to brickwork are to be very slightly recessed and have the aggregate to the mortar exposed with a light stipple brush after the initial set. To the flintwork, the mason is to be tasked with careful selection to keep joint sizes proportionate.

Stone - *The ashlar stone for the walls, quoins, string course and window / door surrounds is all to be in Chicksgrove Limestone from the Lovell Stone Group’s quarry in Tisbury, approximately 6 miles north of the property and so extremely local to it. This stone has been used extensively locally for centuries and so represents an ideal material for this project.*

The pointing for the ashlar stone (3mm joints) will be in a 1:2 to 1:2.5 lime mortar mix, comprising;

1 part hydraulic lime NHL 3.5 to 2 / 2.5 parts blended aggregate (this blend comprising a 1:1 ratio of Wareham Washed sand and stone dust).

Each of these materials is matt and non-reflective in nature, according with that stipulation under the planning condition:



SITE DESCRIPTION AND CONTEXT

The application site measures circa 1.4ha. The application site includes the detached principal dwelling ("West Chase") together with one of the associated barns (cart shed) and driveway to the dwelling across the extensive grounds owned by the applicant. The application buildings sit within a larger farmstead, with estate dwellings (not the subject of the application) to the north west of the application dwelling, which forms a courtyard and a barn on the north side of the courtyard area. To the east of the application is a walled garden which sits at a lower level. Attached ancillary buildings which form part of the application dwelling sit to the east extending northwards framing the courtyard.

The application site sits in an elevated position between Chase Woods and Wakesdean/Stonedown Wood. The application site is accessed from a private drive connecting with the public highway at Ox Drove and the Public Right of Way (PROW) EWAK12 which runs along the northern boundary of the wider estate.

The existing dwelling and an area of hardstanding to the front of dwelling sits approximately 1m below the current courtyard parking area. In time of heavy rain this lower level of hardstanding which includes the main entrance to the dwelling 'floods' and has included water egress into the hallway of the dwelling. The dwelling itself was extended back in c. 1993. The dwelling is finished in render which is bright white with blue undertones, making it visible in long distance views partly due to the colour of the render.

To the east of the dwelling is a 'walled garden'. To the west and outside the application site are tennis courts. At the rear of the dwelling is the curtilage garden which overlooks the extensive fields separated by a post and rail fence.



The site is within the Cranborne Chase National Landscape, in Flood Zone 1. No other sources of flood risk identified. The buildings are unlisted.

PLANNING HISTORY

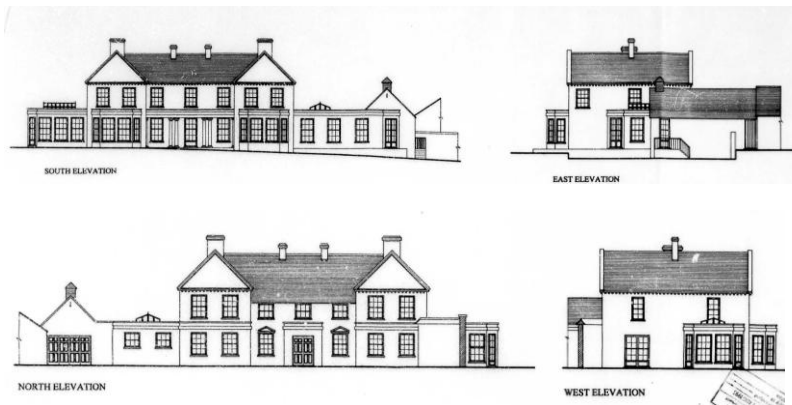
PL/2024/09469 Demolition of exiting dwelling and erect a replacement dwelling, with swimming pool, change in levels in rear garden to form ha-ha AC

S/1993/1205 EXTENSIONS AND ALTERATIONS TO EXISTING HOUSE AC

An application for extensions to the existing dwelling the subject of this application was approved in 1993 under S/1993/1205. The dwelling was a two storey cottage prior to the 1993 alterations:



Post 1993 alterations:



POLICIES

National Planning Policy Framework (NPPF) 2024 and Planning Policy Guidance (PPG)

Neighbourhood Plan - undesignated

Wiltshire Core Strategy 2015

- CP1 (Settlement Strategy)
- CP2 (Delivery Strategy)
- Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area
- Core Policy 24: New Forest National Park
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring high Quality Design and Place Shaping
- Core Policy 58: Conservation of the Historic Environment
- Core Policy 67: Flood Risk
- Saved Policy C6 Special Landscape Area (Saved in Annexe D of WCS)
- Saved Policy H31 Replacement dwellings and extensions in the countryside

Other:

- National Model Design Code July 2021, Wiltshire Design Guide
- Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) Circular 06/2005
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy
- Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006
- Level 1 Strategic Flood Risk Assessment

MAIN PLANNING ISSUES

1. Principle for Development
2. Scale, design and impact of the change in materials from render to Ashlar stone on the character of the area and the National Landscape
3. Other planning matters
4. Planning balance and conclusion

CONSULTATIONS

Landscape Officer – No objection

Parish Council – None received

REPRESENTATIONS

ASSESSMENT

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The revised NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

1. Principle for the development and demolition of the existing dwelling

The site lies outside any settlement boundary in the open countryside. Core Policy 2 normally restricts development outside settlement boundaries. However, the principle for development has been established under the 2024 consent for the replacement dwelling.

The existing dwelling forms part of a post 1900s farmstead and the house was greatly altered after 1993. Core Policy 58 considers the impact of development on the settings and significance of heritage assets, including undesignated heritage assets. The dwelling is unlisted but apparently forms part of a farmstead. However, given the very significant alterations that were approved to the original farmhouse in 1993, it is considered that very little of the former building has been retained in its original character, scale and form. The dwellinghouse known as West Chase has a classical appearance, but does not date from the Georgian period, or the Neo-Georgian period, in fact it was extensively remodelled in the early 1990s. Therefore, the dwellinghouse is not considered to be of sufficient historic or architectural value to justify a heritage assessment in this case and no objection is raised to the demolition of the dwelling. The existing L shaped brick and flint outbuilding to the north west is shown to be retained. The principle for the demolition of the existing house and its replacement dwelling is therefore acceptable in principle, subject to the detailed policy considerations below.

The saved policies of the WCS in Annex D permit the replacement of a dwelling in the countryside and extensions to an existing dwelling, subject to the following criteria:

H30 The replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
- (iii) the siting of the replacement dwelling is closely related to that of the existing;
- (iv) current parking and access standards can be met; and
- (v) the existing dwelling has not been abandoned.

Where the residential use of the existing dwelling is the result of a temporary, or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

H31 In the countryside extensions to existing dwellings will be permitted provided that:

- (i) the extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
- (ii) the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and
- (iii) the extension would not create, or be capable of creating, a separate dwelling.

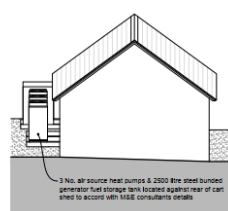
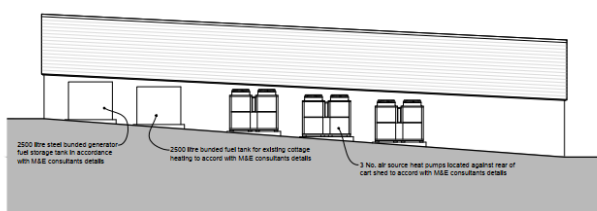
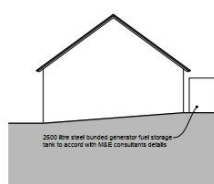
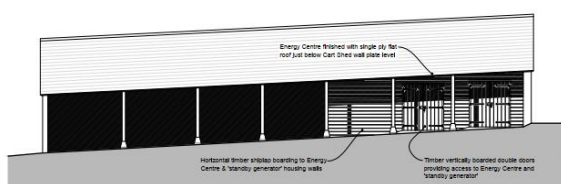
CP41 supports sustainable energy schemes and the proposed use of part of the cartshed as an energy centre with Air Source Heat Pumps would be acceptable.

The amended proposal which comprises a change to the finished materials is therefore acceptable in principle subject to the detailed considerations above, which are discussed in detail below.

2. Scale, design and impact on the character of the area, National Landscape, neighbouring amenities

The architectural drawings consist of four elevations and two sections of a three-story building. The elevations are arranged in a 2x2 grid. The sections are located at the bottom of the grid. The drawings include detailed annotations for materials, dimensions, and construction details. The elevations are labeled 'NORTH WEST ELEVATION', 'NORTH EAST ELEVATION', 'SOUTH WEST ELEVATION', and 'SOUTH EAST ELEVATION'. The sections are labeled 'Section 1/100' and 'Section 2/100'. The drawings include detailed annotations for materials, dimensions, and construction details.

Approved Cart Shed – energy centre below



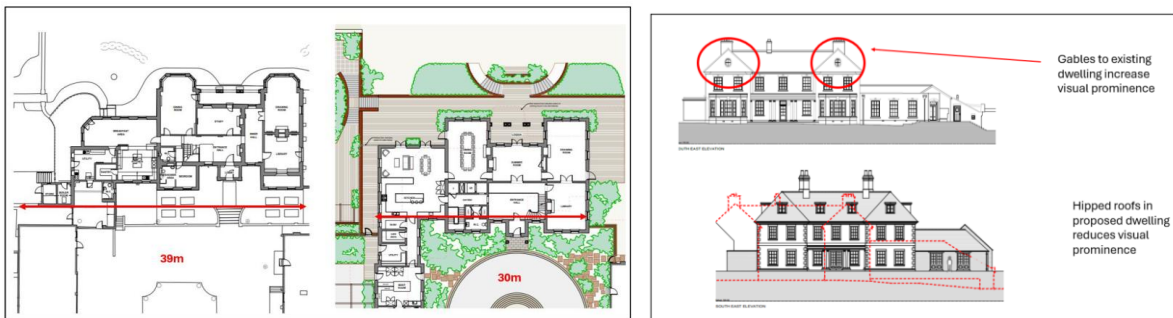
The original application was accompanied by a landscape and visual appraisal (LVA) by Greenhalgh Landscape Consultants. The report included an appraisal of landscape character and visual amenity and then goes on to consider the likely implications of the proposed development upon the existing situation including mitigation measures which have been incorporated into the proposal. The report concluded that the existing dwelling with contrasting white facade is visible from the footpath E52/3 close to the north of Sixpenny Handley. To note, this viewpoint is some 2.56km away and the dwelling sits below the ridge line of trees. The visual summary at 2.3 concluded there would be no close-range visibility from publicly accessible locations and no visibility of buildings on site in views from the east and west. The steep landform and sizeable blocks of dense woodland readily intervene to prevent views.

The primary mitigation measures and enhancement by design were set out as:

(i) narrowing the dwelling's façade

The replacement dwelling would sit on a similar footprint of the existing dwelling albeit moved to the east. The attached outbuildings which serve the dwelling sit slightly disjointed to the main dwelling. The width of the proposed dwelling would be 9m less than the existing dwelling, as illustrated in the Planning Statement below.

Whilst the ridge height of the dwelling has been increased by about 2m, the roof form includes more tiled roof as the gables which are a feature of the existing dwelling will become replaced with a hipped roof for the replacement dwelling. The tiled roof softens the impact of the dwelling in long distance views blend in with the backdrop of the trees. The Planning Statement illustrates the roof impact below.



(ii) incorporating local materials

The proposal would include the use of local materials. The roof tiles will be natural slate tiles. The facades would have ashlar quoins and ashlar will be used for the chimneys. The elevations of the dwelling were approved as limewash render, now amended to Ashlar stone. The attached outbuildings would have flint/brick and natural stone elevations. It is intended for the building to appear “recessed” in the landscape setting. Figure 7 in the LVA shows the existing and proposed dwelling in relation to the current backdrop when viewed from the south at point 5 which is some 2.86km from the application boundary:



The proposed swimming pool would be sunken into the ground within the formal walled garden, and thus have no additional impact on the National Landscape. The proposed change in levels will tie into existing levels. The area of level change will be the formal hardstanding private garden to the rear of the proposed dwelling and then raising the grassed area at the rear. The interface with the field to the south will be a ha-ha stone wall. These proposed changes to the levels are unlikely to be prominent within any of the long range views to the dwelling.

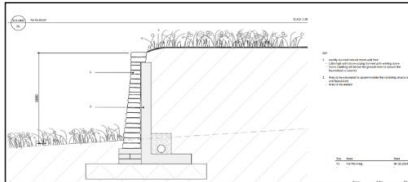


Fig 5: Cross section of ha-ha (plan courtesy of Greenhalgh Landscape Consultants)

iii) Mitigation planting

Thirdly, mitigation planting is intended to enable the building to blend into its setting. In addition to retaining existing trees, new mitigation planting is proposed along the northern and southern edges of the principal building cluster in which the replacement dwelling would reside, to reinforce the existing surrounding vegetation and mitigate impacts on mid-range views by the introduction of further vegetative screening (refer to 314_GLA_00_PL_DR_L_1001 Landscape Plan).

The BNG metric confirms that 10% biodiversity net gain can be achieved on site. This application is accompanied by a comprehensive landscape plan which demonstrates how this is achievable.

Proposed Variation

In design terms, the revisions follow the same overall architectural theme of the approved replacement dwelling, it is just a change to the proposed material from lime washed render to Ashlar stone finish on the main elevations of the dwelling. The applicants' aspiration that rather than to proceed with any render finishes within the areas bounded by stone quoins / window surrounds / plinth, is to use ashlar stone with a blockwork backing course. The applicants consider this would represent a significant enhancement to the approved scheme, safeguarding its longevity and providing much improved resistance to weathering, given its elevated, exposed location.

The landscape officer has considered the proposed amendments to the materials and stated:

I have no objections to the proposed changes to the external finishes, they do not depart from the local vernacular, and the ashlar will be less of a maintenance issue compared to the limewash.

In conclusion, the principle for the replacement dwelling has been established by the 2024 consent. This granted the use of render for the walls and the applicant is proposing to amend this material to Ashlar stone. The proposed material would not cause harm to the character or appearance of the National Landscape or adversely affect visual amenity.

Impact on neighbouring amenities

CP57 also states that the development should make a positive contribution to the character of Wiltshire through:

(vii) having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

There are no immediate neighbours for the site that could be affected in terms of overlooking, dominance, disturbance or loss of light arising from the proposals. Any noise arising from the Air Source Heat Pumps would not be close to any neighbours. No objection is raised on amenity grounds and no harm has been identified under Core Policy 57(vii). Appropriate levels of amenity are considered to be achievable within the development.

Conclusion on materials and variation

In conclusion, the scale, design, siting and amended facing materials for the replacement dwelling are considered to be acceptable and there would be no harm arising from the development on the character of the area subject to appropriate conditions to secure the mitigation put forward by the applicant. The proposed footprint for the dwelling relates closely to that of the existing house and would not be significantly larger. The amendments to the roof design and change in wall colour are considered to potentially have less visual impact than the existing dwelling, provided appropriate mitigation conditions are applied. The design is considered to be suitable for its rural surrounding and broadly reflects the classical design of the dwelling it replaces. Impact from new lighting on the dark night skies can be controlled by condition and this is considered further in the ecology section below. The proposed pool, pergola and Ha-ha with stone retaining wall are unlikely to have any significant material impact on views towards the site and lighting and materials can be conditioned. Current car parking standards can be met and the dwelling is currently occupied. Therefore, the criteria of Policy H30 can be satisfied. No objection is raised to the amended materials under CP57 and CP51 subject to suitable conditions to secure mitigation for landscape impact and to secure suitable materials for the local vernacular.

3. Other planning matters

Archaeological, highway safety, tree protection, ecology and Biodiversity Net Gain matters are not considered to have materially changed since the original application as approved and the variation to materials do not affect these conclusions. Conditions would be reimposed on any variation to the planning permission.

4. Conclusion and Planning Balance

The proposed replacement of an existing dwelling and outbuildings which form part of a historic farmstead and conversion of a cartshed to provide an energy centre is acceptable in principle in the countryside. No objections are raised by officers to the scale, impact or design of the replacement dwelling and planning permission should be granted. Officers concur with the original LVA that the proposal could be 'integrated into its landscape setting, especially with comparison to the baseline situation. It is likely to give rise to beneficial effects in terms of its relationship to local landscape character and its perception in views'. Any harms can be appropriately mitigated through conditions to control materials, lighting and landscaping. There are no landscape objections to the proposed variation to change the approved render finish to Ashlar stone and other materials shown in the submitted sample photos.

Great weight is given to the landscape conservation considerations in the National Landscape and no objection is raised. Appropriate ecological mitigation and enhancement measures can be secured by condition. Materials have been considered and can continue to be conditioned appropriately to ensure that the development is harmonious and in keeping with the local vernacular. There would be no other adverse impacts arising from the development. 10% biodiversity net gain is envisaged by the scheme and this is a positive benefit. Officers consider that the planning balance weighs in favour of the scheme and any harms arising from the changes to the site can be appropriately mitigated by conditions.

RECOMMENDATION: APPROVE subject to conditions

Subject to the following conditions:

The development hereby permitted shall be begun before the **30 January 2028** (the expiry date of **PL/2024/09469**).

REASON: To comply with the provisions of Section 73 and 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. Planning permission cannot be granted under section 73 to extend the time limit within which a development must be started.

The development hereby permitted shall be carried out in accordance with the following approved plans listed in schedule:

Location Plan / Site Boundary ref 255.01 Rev B dated Sept 2024
Proposed Elevations (with materials indicated) ref 2668. 30-09 Rev P2 dated 27/8/25
Cart Shed – Proposed Plans and Elevations ref 255.14 Rev A dated Sept 2024
Ha-ha Details ref 314_GLA_00_XX_DR_L_4401 Rev P1 dated 4/10/24
Proposed Ground Floor and Cellar Plans ref 255.10 Rev A dated Sept 2024
Proposed First and Second Floor Plans ref 255.11 Rev A dated Sept 2024
Planning Statement V2 received 27/1/25
Arboricultural Impact Assessment ref 646_AIA_TPP_1 by R Nicholson dated 28 October 2024
Tree Protection Plan ref RNapc/646TPP/1 dated 29 August 2024
Landscape & Visual Appraisal ref 314_GLA_XX_XX_RP_L_0002 Rev P1 by Greenhalgh Landscape Architecture dated 11 October 2024
Illustrative Landscape Masterplan ref 314_GLA_MP_PL_DR_L_7001 Rev P2 dated 11/10/24
Landscape Plan Central Area ref 314_GLA_MP_PL_DR_L_1002 Rev P3 dated 11/10/24
Landscape Plan ref 314_GLA_00_PL_DR_L_1001 Rev P3 dated 11/10/24
Landscape Plan Tree Pit Details ref 4402 P1 dated 3/10/24
Sections A-A and B-B ref 314_GLA_00_GS_DR_L_3502 Rev P1 dated 3/10/24
Section C-C ref 314_GLA_00_GS_DR_L_3503 Rev P1 dated 3/10/24
Energy Strategy Statement Sept 2024
Bat Report by ProVision V.02 dated Oct 2024
Sample materials photographs for slate, stone, brick and flint received 18/12/2025
Supporting Letter setting out materials variation and specifications dated 15/12/2025

REASON: For the avoidance of doubt and in the interests of proper planning.

The development shall be implemented in accordance with the agreed details for materials set out in the schedule below and in accordance with the sample photos submitted with the application and Supporting Letter setting out materials variation and specifications dated 15/12/2025, unless otherwise agreed in writing:

- Natural Slate- Canadian Glendyne natural slate
- Bricks- HG Matthews ATR (wood-fired bricks) Flint- St Catherines (Dorset field flints)
- Ashlar stone for the walls, quoins, string course and window / door surrounds- Chicksgrove Limestone

Materials shall be matt and non-reflective in finish. The development shall be implemented in accordance with the agreed details and the panels hereby approved as shown in the sample photographs hereby approved shall remain on site for comparison until the stonework is completed.

REASON: In the interests of visual amenity and the character and appearance of the National Landscape, to secure a harmonious form of development

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

- Section 5 of the Bat report. October 2024. Pro Vision. Ecology 8506, V.02;
- Biodiversity Net Gain Assessment. October 2024. Pro Vision. Ecology 8506, Version 1;
- The Statutory Biodiversity Metric. 09 October 2024;
- The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2. 03 October 2024;
- Proposed Elevations. 14 October 2024. Watson Bertram & Fell Architects & Surveyors. Drawing No. 255.12, Rev. A.

The ecological mitigation and enhancement measures (as subsequently updated by any EPS Licence and Biodiversity Gain plan) shall be installed before the dwelling is occupied and maintained for the lifetime of the development.

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

Any new external artificial lighting installed anywhere on the site and buildings hereby approved shall be in accordance with the appropriate Environmental Zone standards (Zone E0 for the National Landscape) set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux. Lighting shall be downward facing.

REASON: In the interests of the amenities of the area and to minimise impacts on biodiversity caused by light spillage to areas above and outside the development site. To protect the amenity of the International Dark Skies Reserve.

Existing trees to be retained on the site shall be protected in accordance with the measures set out in the Arboricultural Impact Assessment ref 646_AIA_TPP_1 by R Nicholson dated 28 October 2024 and Tree Protection Plan ref RNapc/646TPP/1 dated 29 August 2024

Reason: To protect existing trees to be retained during construction

All soft landscaping and the new tree and hedge planting comprised in the approved details of landscaping on the:

- Illustrative Landscape Masterplan ref 314_GLA_MP_PL_DR_L_7001 Rev P2 dated 11/10/24
- Landscape Plan Central Area ref 314_GLA_MP_PL_DR_L_1002 Rev P3 dated 11/10/24
- Landscape Plan ref 314_GLA_00_PL_DR_L_1001 Rev P3 dated 11/10/24

(or as subsequently amended by any Biodiversity Gain Plan and ecological Enhancement Plan to be subsequently approved)

shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features within the National Landscape and to secure biodiversity enhancement.

INFORMATIVES

Biodiversity Net Gain National Condition:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan).

CIL: The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Protected Species:

The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.