

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	04/02/2026
Application number:	PL/2025/09496
Proposal:	Demolition of existing garage, and erection of replacement detached two bay garage with ancillary playroom, change of use of advertising land to form residential curtilage and associated works.
Site address:	1 Heath Road, Salisbury, SP2 9JS
Case officer:	Mary Rose Scott

Recommendations:

	No Comment
	Support
x	No objection
	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed/required

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. October 2025. J Denton
- Proposed Site Plan 25/0435/300.A. Sarum Architecture
- Small Sites Statutory Biodiversity Metric. October 2025. J Denton

Protected and Notable Species/Habitats

An ecological assessment was submitted in support of the proposals which is welcomed. The proposed development will result in the loss of a small area of species poor amenity grassland.

Proposals for the replacement garage also include vegetated garden and two small native trees.

Bats

A single garage with a hipped roof will be lost to the development. The ecological survey states that the slate roof is close-fitting and the interior is permanently illuminated via side windows assessing the structure as having 'negligible' potential to support roosting bats.

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.

Birds

No bird nests were identified within the building to be demolished. However, please note that all British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. 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. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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. 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 is no 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**

BNG

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 (Small Sites Statutory Biodiversity Metric. October 2025. J Denton) confirming the baseline and predicted post- development biodiversity units of the site has been submitted and is accepted.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 04/02/2026
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