

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	04/03/2026
Application number:	PL/2026/00043
Proposal:	The erection of garden outbuilding, decking and steps.
Site address:	27A Churchfields Road, Salisbury, SP2 7NH
Case officer:	Kate Clements

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
a)	No net loss of local biodiversity resource and ecological networks	CP50, NPPF, Habs Regs	04/03/2026 -Confirmation that no new external lighting is proposed/has been installed -Clarification on whether any trees were removed to accommodate this development	

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:

- Supporting planning, heritage statement and flood risk assessment, Sean Williams Planning Limited, undated
- Survey – garden room, Crickmay Stark Architects, November 2025

The site comprises a semi-detached dwelling and associated garden. The rear garden borders the River Nadder. This application concerns a retrospective proposal for the erection of decking (and outbuilding on the decking) at the end of the garden. The decking is tiered and has steps to

a lower level, <2.5m from the River Nadder. It is not clear what habitat has been lost to accommodate this construction, though aerial imagery shows the presence of groups of trees/woodland at the river bank.

COMMENTS:

Sensitive habitats

The site borders the River Nadder, with some woodland/trees also to the south and an area mapped as “floodplain grazing marsh” 50m south. Floodplain grazing marsh as well as rivers in England are categorised as habitats of principal importance, or priority habitats, under Section 41 of the Natural Environment and Rural Communities (NERC) Act. Paragraph 192 of the NPPF states that plans should:

“promote the conservation, restoration and enhancement of priority habitats”.

The river forms part of the River Avon Special Area of Conservation (SAC) and River Avon System Site of Special Scientific Interest (SSSI). SACs are included within the Natura 2000 network. Wiltshire’s CP50 states:

“Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network.”

Had the proposal been submitted prior to the works being undertaken, it is likely that a Construction Method Statement (or similar) would have been required in order to ensure that the risk posed to these habitats was suitably managed during construction.

At present, the following information is required:

- Confirmation that no new external lighting is proposed/has been installed
- Clarification on whether any trees were removed to accommodate this development

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 proposal is for retrospective development, i.e. the planning application relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. In any case, if not retrospective development, the application would have been for householder development (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015), for which BNG does not apply.

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.

Biodiversity Enhancement

Despite this proposal being exempt from BNG requirements, 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 193d).

Given that there has been some construction disturbance directly adjacent to the river as well as an unknown level of loss of vegetated garden, and in line with CP50, **a condition for biodiversity enhancement is recommended**. Alternatively, the applicant may wish to provide a plan showing the location and specifications of suitable enhancements prior to determination of the application.

IN SUMMARY: Insufficient information has been submitted. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

CONDITIONS: wording to be provided once above issue addressed.

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

Ecologist	Date
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