

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	18/03/2026
Application number:	PL/2026/01060
Proposal:	Erection of a garage
Site address:	College Farm House, 1 Pewsey Road, Upavon, Pewsey, SN9 6DT
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

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:

- Ecological Assessment, ABR Ecology, April 2025
- Proposed Site Layout, Tuttle, January 2026
- Proposed Garage Elevations, Layouts and Roof Plan, Tuttle, September 2023

The site comprises a property where it is proposed to construct a detached two-storey garage. The site is surrounded by residential properties in all directions, with a grassland field 25m west and 20m east.

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 since there is no proposal to create any overnight accommodation, there would be no overall mechanism for adverse effect. 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.

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.

It is noted that whilst the floor plans show a bathroom within the proposed garage, the remaining space is labelled as “home office” and no accommodation unit is included. 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 since there is no proposal to create any overnight accommodation, there would be no overall 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.

Protected species and habitats

It is acknowledged that the ecology report states that the results will remain valid for 12 months (i.e., from January 2025). However, as per CIEEM's (Chartered Institute of Ecology and Environmental Management) Advice Note ([Advice-Note.pdf](#)), referred to in the Government's standing advice on protected species and development, the results may no longer be valid if data were collected over 18 months ago. At present and considering the scale of the works, the survey data is considered to fall within an appropriate time window, but the applicant should note that updated ecology surveys may be required for informing future proposals.

The site contains buildings, introduced shrub, modified grassland and trees. The grassland is regularly mown and provides limited foraging or sheltering opportunities for reptiles and amphibians. It is understood that four trees are proposed for removal (coinciding with those noted in the ecology report). These trees were not found to possess any potential roosting features.

Approximately 10m northwest of the development area and within the wider site, a lesser horseshoe roost was identified in 2022 in an existing building (garage, now redeveloped into a garden store). As part of the conversion, the loft void was retained (and enhanced) for roosting bats in the same building. Roosting provisions for brown long-eared bats were also incorporated into a courtyard building ~50m northeast of the current proposed garage. As such, precautionary measures must be implemented to ensure that these replacement roosts are not adversely affected by the currently proposed works. It is recommended that a Construction Method Statement (CMS) and wildlife-sensitive lighting are secured via conditions.

The CMS should also include details of precautionary mitigation for important habitats on-site (e.g., trees), and nearby (the River Avon SAC and SSSI 190m east).

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. Biodiversity enhancements should therefore be secured through a planning condition. Four replacement trees are proposed, as per section 4 of the ecology report. However, the details and locations have not been provided. It is advised that these details are provided within biodiversity enhancement plans, alongside enhancements such as bat and bird boxes.

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 it is for development which is subject of a householder

application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

CONDITIONS:

1. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to bats, nesting birds and the River Avon to the east. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

2. Artificial 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 bat 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 habitat used by bats and other wildlife.

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 native trees, bird and bat boxes – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

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 18/03/2026
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