

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	19/03/2026
Application number:	PL/2026/00949
Proposal:	Conversion of garage to form part of the cottage and other associated restoration works
Site address:	Fitz House, The Street, Teffont, Salisbury, SP3 5QP
Case officer:	Hayley Clark

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:

- Design & Access Statement, Edward Checkley, undated
- Existing Plans & Elevations, Edward Checkley, June 2025
- Proposed Plans & Elevations Rev b, Edward Checkley, June 2025
- Bat Survey Report, Stark Ecology Ltd, February 2025

The site comprises a property where it is proposed to convert the single-storey garage, involving new window arrangements (including a rooflight) and replacement of floor slabs.

COMMENTS:

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. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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 additional 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.

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle, Bechstein's, Lesser Horseshoe 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.

The proposed development will not impact any bat foraging/commuting habitat. Appropriate survey work has also demonstrated that the building is not likely to be used by any Annex II species. 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

A preliminary bat roost assessment was undertaken in 2025, which identified a number of crevice features beneath tiles and cladding. The building was assessed as having high roosting potential, and three emergence surveys were subsequently conducted between June-August 2025. One pipistrelle species was recorded emerging from the apex tile, and one soprano pipistrelle was observed emerging from a tile at the eaves. A brown long-eared bat also entered and exited the building on one occasion.

Under the Conservation of Species and Habitat Regulations 2017, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a mitigation licence will be required before any work is undertaken to implement this planning permission. The bat survey report recommends the addition of three integrated bat tubes on the southern elevation (Figure 6 of the report), as well as measures such as supervision by an ecologist and appropriate lighting. **Compliance with these recommendations should be secured via a condition.**

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. Compliance with submitted documents

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

- Mitigation detailed on pages 11-13, including Figure 6, of the Bat Survey Report, Stark Ecology Ltd, February 2025

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

Informative – bats

The garage at Fitz House is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a mitigation licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

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

Ecologist Abi Gazzard	Date 19/03/2026
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