

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Mary Holmes MCIEEM
Date:	23/03/2026
Application number:	PL/2025/09563
Proposal:	Use of land for the stationing of caravans for residential purposes and the erection of a dayroom ancillary to that use
Site address:	Land at Spin Hill, Market Lavington, Devizes, SN10 4NS
Case officer:	David Millinship

Recommendations:

☐	No comment
☐	Support
☐	No objection
☐	Condition (no objection subject to conditions)
☒	Objection - further information required
☐	Objection in principle
☒	HRA completed for the Salisbury Plain SPA

Further Information Required:

	Issue	Policy/Legislative Compliance	Date Information Requested & Further Information Required	Satisfactorily Addressed (Document & Date)
1.	Bats	Habitat Regulations.	23/03/2026. Bat droppings DNA analysis to be provided. Commitment that applicant will obtain an EPS Mitigation Licence for bats. Detailed mitigation measures based on the bat species recorded/results of the droppings analysis.	NO
2.	BNG	Environment Act 2021.	23/03/2026. Red line submitted for planning and the red line used for the BNG habitat mapping must match.	NO

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 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.

Matters Considered:

Preliminary Ecological Appraisal and Roost Assessment (Arbtech, 25th October 2024)
Bat Emergence and Re-entry Surveys (Arbtech, 14th August, 2025).
Statutory Metric Excel Spreadsheet completed by Jade Lemm on 20th October 2024.
Biodiversity Net Gain Assessment (Arbtech, 28.10.2024).

Bats

B1 confirmed as roost and has high roosting suitability and will be demolished.

Bat droppings were recorded during the Preliminary Ecological Appraisal and Roost Assessment. Where droppings are present, samples should be collected for DNA analysis unless species identification has been reliably established by other means such as observation of bats in the roost or echolocation calls. The roost is protected whether or not the bats are present. So, an EPS mitigation licence is required for the loss of the roost.

The proposal would result in loss of a bat roost. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process. Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development must be submitted as part of the proposal, and shown on development drawings, where bats are present, or likely to be present.

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 LPAs ecology team prior to determination of the application.

Reptiles

Reptile Survey undertaken and no reptiles recorded. The site is a former domestic allotment. Precautionary methodology to clear the site and enhancements are detailed in the submitted reptile report and must therefore be secured via planning condition.

Salisbury Plain Special Area of Conservation (SPA)

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the Habitat Regulations Assessment (HRA) for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the 2026 strategic AA for Salisbury Plain SPA continues to be supported by NE.

Biodiversity Net Gain

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) automatically apply if approval is forthcoming.

A completed statutory metric calculation (completed by Jade Lemm on 20th October 2024) confirming the baseline and predicted post-development biodiversity units of the site has been submitted (including the condition assessment sheets (if applicable) and maps).

However, the baseline is not acceptable and must be addressed in the baseline prior to determination:

- The redline boundary used for the BNG assessment is different from the redline boundary shown on other documents such as the REF (Figs 1 & 2 below). The redline application boundary and site boundary used for the BNG assessment must match.

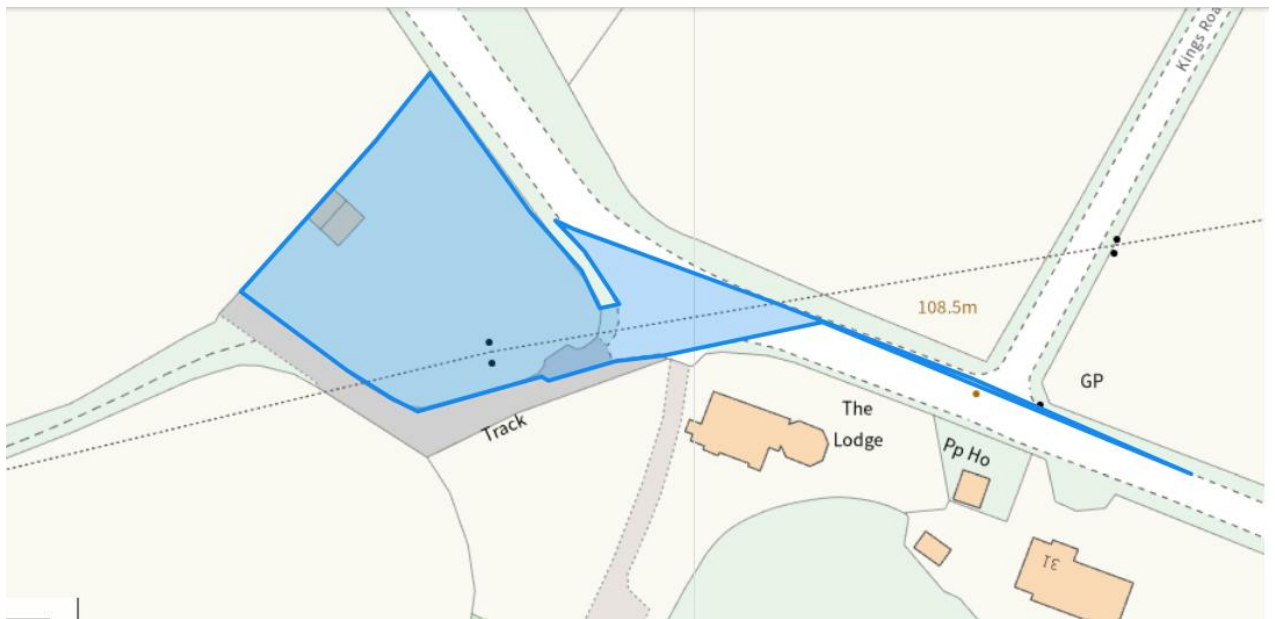


Fig. 1 Boundary submitted for planning

Appendix 1: Habitat map

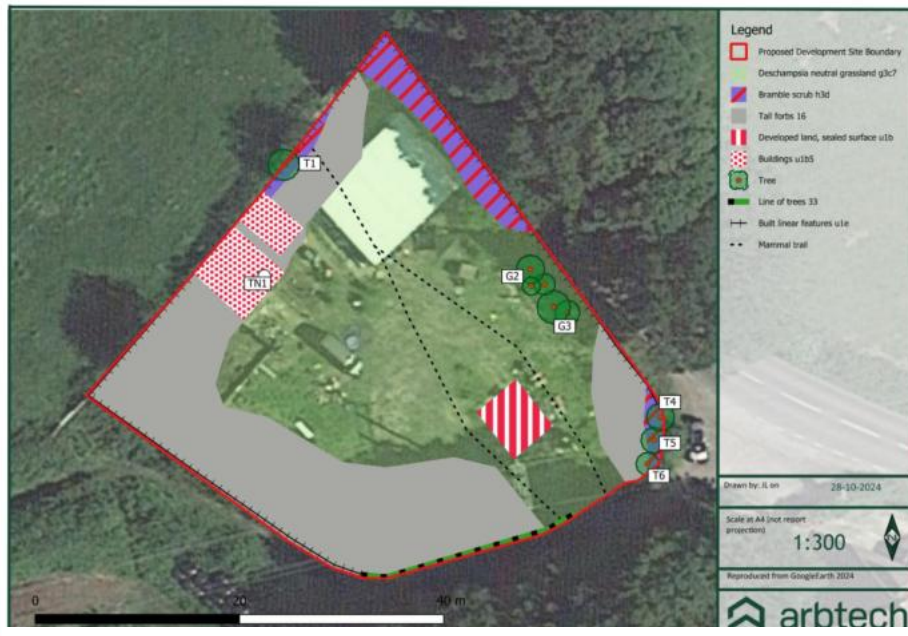


Fig. 2 Red line boundary showing habitats mapped for BNG assessment

Please note, I will review the detailed metric and BNG assessment once the above baseline mapping has been revised.

Final sign off – all matters addressed:

Ecologist	Date
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