

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	22/04/2026
Application number:	PL/2025/08281
Proposal:	Repairs and internal alterations/reconfigure layout to barn and outbuildings
Site address:	The Old Rectory, Groveley Road, Barford St Martin, Salisbury, SP3 4AF
Case officer:	Amy Houldsworth

Recommendations:

	No Comment
	Support
	No objection
x	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:

- Bat Survey Report. October 2025. Stark Ecology
- Proposed Barn Floor Plan and Elevations P929/05. Singleton Design

Protected and Notable Species/Habitats

The results of the Bat Survey Report indicate that Barn A supports a night roost/feeding perch for a small number of brown long eared bats. The habitat adjacent to the barns is used by bats for foraging and commuting with high levels of activity by soprano pipistrelle and serotine bats as well as use by noctules, lesser horseshoe and barbastelle bats.

The proposal would result in the 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 roosting bats are not adversely affected as a result of the proposed development have been submitted and are included on technical drawings which is welcomed. However, please note that a European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development.

From the plans provided it would appear that the majority of the surrounding vegetation will be retained. The activity surveys demonstrated that the area is well used by a number of bat species for foraging and commuting, including Annex II bats, albeit in lower numbers. It is important therefore to retain these features and ensure they are kept dark. It is noted that the conversion of

these barns will include roof lights and will potentially increase light spill to the surrounding vegetation. It is important that any external lighting is implemented 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, this could be secured by condition.

Nesting Birds

It was noted that although a barn owl box is situated in Barn A, no evidence of use was noted during the surveys. Nesting by pigeons and jackdaws was noted in Barn A with active swallow nests in Barn B. Replacement nesting opportunities for swallows have been included within the ecology report which is welcomed. A minimum of six artificial swallow nest cups will be installed in retained structures as advised by the site ecologist to ensure continued use of nesting opportunities for swallows.

River Avon Special Area of Conservation SAC Hampshire Avon 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

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 application 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.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Bat Survey Report. October 2025. Stark Ecology, Mitigation section.
 - Proposed Barn Floor Plan and Elevations P929/05. Singleton Design

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

2. The roost and access point opportunities to be created for bats, as detailed in the submitted plans (Proposed Barn Floor Plan and Elevations P929/05. Singleton Design) shall be implemented as agreed or as agreed with Natural England prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The details shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of conserving and enhancing biodiversity.

3. 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.

INFORMATIVES:

Nesting Birds

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.

Bats

The roof space of Barn A 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 European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation 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.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 22/04/2026
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