

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	29/04/2026
Application number:	PL/2025/09155
Proposal:	Structural works to stabilise rear roof slope as part of re-roofing, replacement of rotten timbers, and repairs to front dormer windows. Internal works comprising removal of defective lath and plaster surfaces to attic rooms and replacement with wood fibre board to improve insulation levels, and lime based plaster finish..
Site address:	10 North Walk, The Close, Salisbury, Wiltshire, SP1 2EB
Case officer:	Andrew Minting

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ecology	W & CA, CP50 NPPF	Inclusion of the Bat mitigation within the technical drawings to include: size, location, materials and access provision	

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.

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. June 2025. Daniel Ahern Ecology
- Supporting Statement including Design and Access and Heritage Impact Assessment. August 2025. Affinity Architects

Protected and Notable Species/Habitats

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 below must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

The submitted Bat Survey Report has identified a roost of brown long eared and lesser horseshoe bats within the building. The extent of use is unknown but is expected to be small numbers of brown long eared bats day roosting and a night roost for lesser horseshoe bats. However, a lesser horseshoe bat was described as emerging from the building at Area A, suggesting day roosting also.

It is noted that the Design and Access Statement refers to Bat Licence WML-CL47 which has been used to undertake approved works at the site under application PL/2024/03304. The Bat Survey Report submitted in support of the 2024 application did not identify bat use at the site. It is therefore unclear what works the Design and Access Statement are referring to that required a class licence from NE.

It is unclear if this application is retrospective and if the identified bat roost has been impacted by works, this must be clarified with the submission of additional information. In addition, information relating to the proposed bat mitigation as outlined within the submitted Bat Survey Report (June 2025) is also required. This must include the details of the loft void retained or to be retained, this should be included on technical drawings and include the size of the void together with size and location of access points. Details of the roofing materials, including the lining specification must also be provided and must be confirmed as 'bat friendly'. If works are in fact retrospective, the licence report and any monitoring proposals together with photographs of the bat mitigation provided must be submitted in support of the application to demonstrate that works have been undertaken in accordance with the licence.

No information has been submitted in relation to nesting birds or whether they may be affected /have been affected by the proposals. Any impacts to nesting birds must be appropriately mitigated to ensure there is no net loss of biodiversity as a result of the development and could be included to ensure a net gain.

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.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New

Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. 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**

River Avon Hampshire Catchment Special Area of Conservation

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 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**

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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