

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

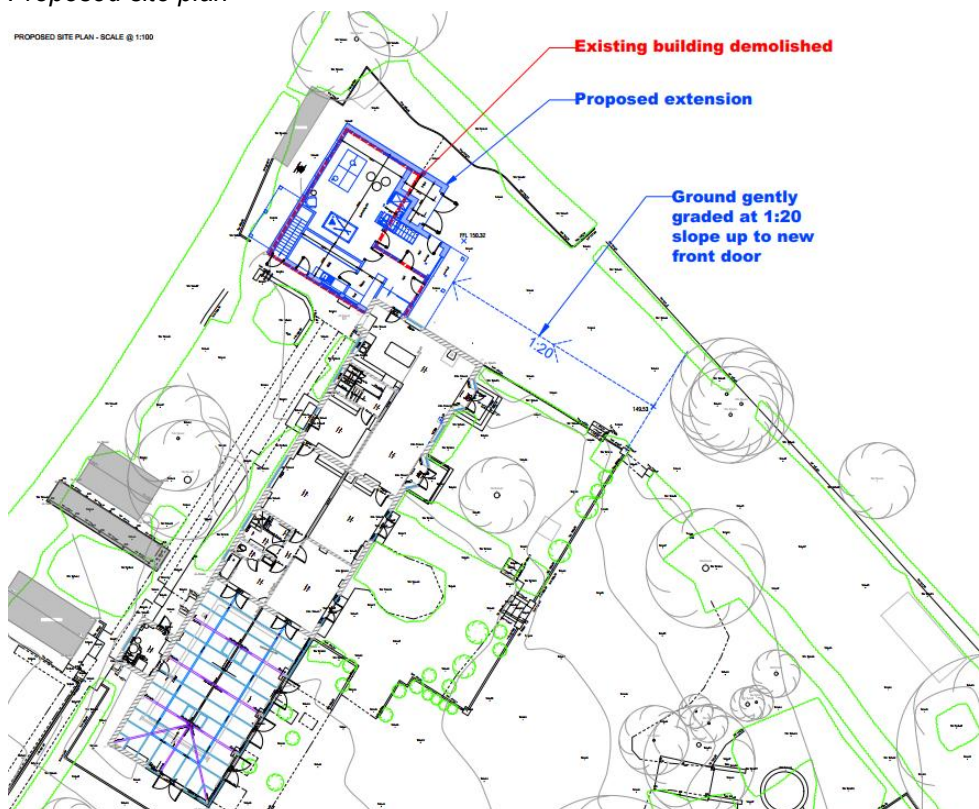
APPLICATION REFERENCE:	PL/2026/01639
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hoddinotts House, Hindon Lane, Tisbury, Salisbury, SP3 6QQ
DEVELOPMENT DESCRIPTION:	Demolish fire damaged wing and erect new extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

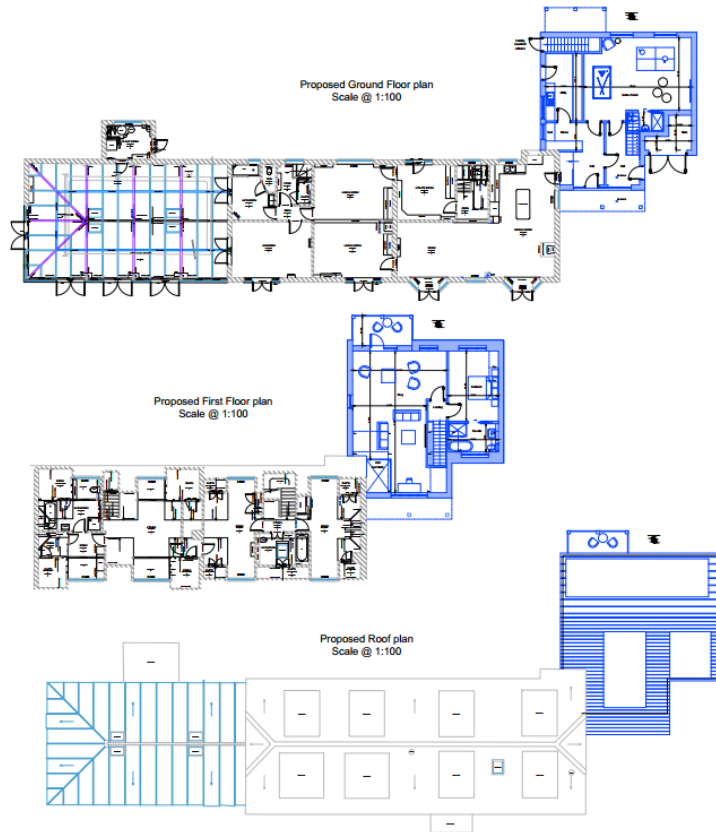
The proposal seeks planning permission for a 1.5 storey side extension on the northeast end of the existing dwelling. The extension would replace a single storey fire damaged utility/garage and contain a new front door, utility room, games room with shower room, first floor snug and additional bedroom with ensuite.

The application form states that works started 24/08/2025, a site visit made by the Officer confirms that demolition of the fire damaged garage/utility was underway.

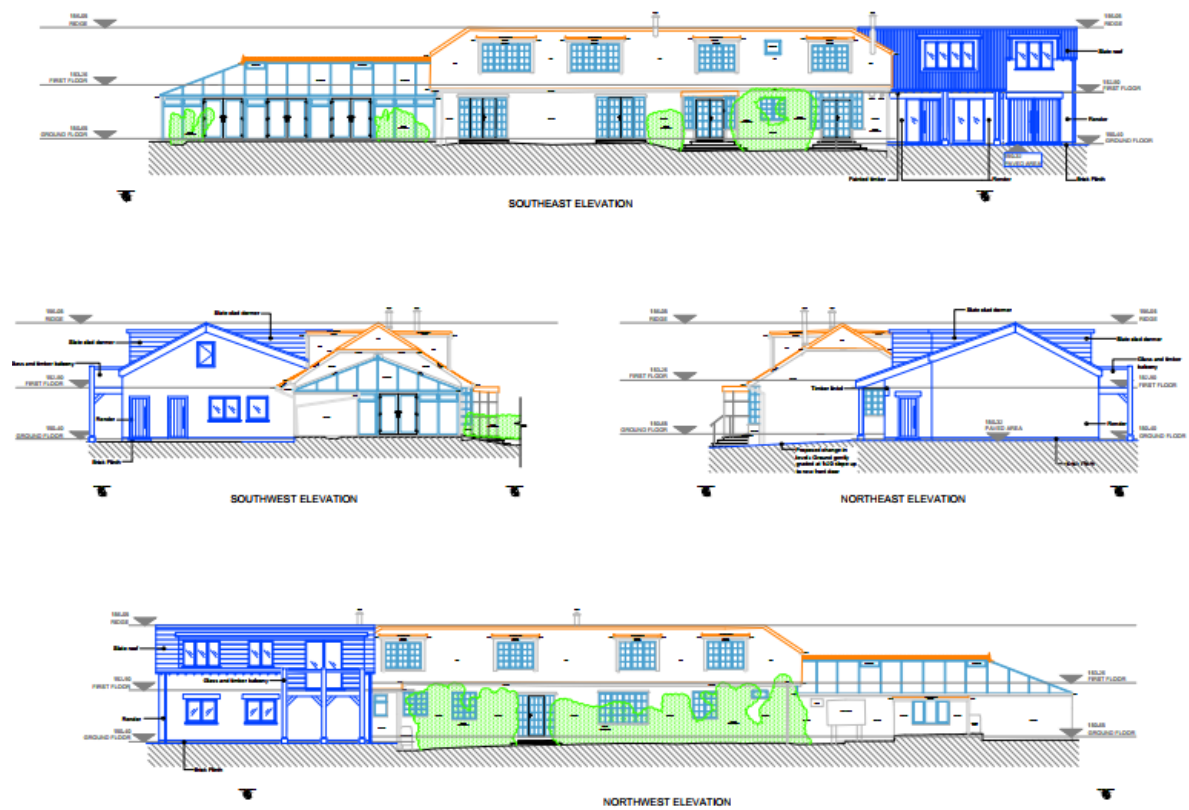
Proposed site plan



Proposed plans



Proposed Elevations



SITE DESCRIPTION/CONTEXT



The application site relates to a detached dwelling located north of the Local Service centre of Tisbury, in the open countryside, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 27 (Spatial Strategy for the Tisbury Community Area).

Hoddinotts is a 1.5 storey, extended, linear dwelling. The plot is triangular with the dwelling positioned close to the north west boundary, with a driveway along the north east boundary and gardens to the south. Access is via a track from Hindon Lane. Public Right of Way TISB2

runs along the northeastern site boundary, screened from the site by a high fence and mature hedgerow. There are no immediate neighbours with the site surrounded by fields.

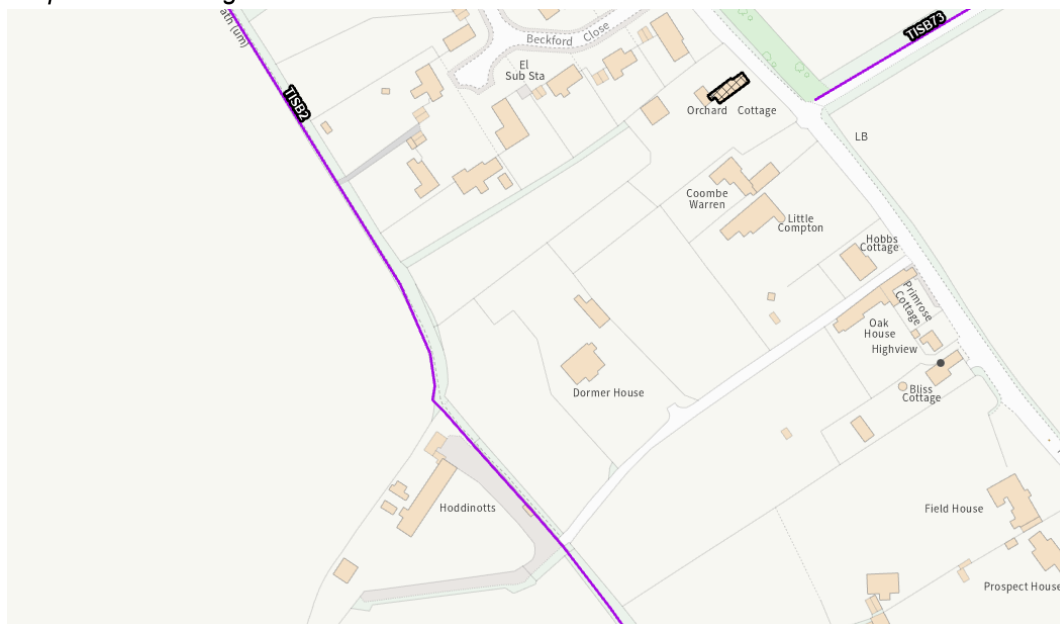
The property has rendered masonry walls and a natural slate roof with a series of dormer windows and a large conservatory on the south elevation that contains an indoor pool.

There was a serious fire in 2025 which destroyed the garage, utility boot room and side door entrance hall.

The application site is subject to the following planning policy constraints:

- Chilmark Quarries Barbastelle 6km SAC Parcel Buffer
- Chilmark Quarries Bechstein 1.5km SAC Parcel Buffer
- Chilmark Quarries LHS 2km SAC Parcel Buffer
- Chilmark Quarries GHS 4km SAC Parcel Buffer
- Hampshire River Avon Catchment
- 250m south of Registered Historic Park and Garden Fonthill II* Parks and Garden
- Blackmore Vale and Vale of Wardour Countryside Character Areas
- Cranborne Chase & West Wiltshire Downs National Landscape

Purple line showing PRoW TISB2



PLANNING HISTORY

Proposal / Summary
S/1999/0718 - Full planning permission Decision - Approve with Conditions Date: 24/6/1999 – SWIMMING POOL AND ENCLOSURE BUILDING
S/2008/1065 - Full planning permission Decision - Approve with Conditions Date: 4/8/2008 – INSTALL TWO DORMERS TO BOTH FRONT AND REAR PITCHES OF ROOF

S/77/0757 - Historic apps 1974 to 1983 Decision - Approve Date: 21/9/1977 – Double garage to replace single timber garage .

S/77/1105 - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 30/12/1977 – Conversion of roof space unit studio.
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RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 27: Spatial Strategy for the Tisbury Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk
- Core Policy 69: Protection of the River Avon SAC

Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038)

Saved Policies from Salisbury District Council Local Plan 2011 (SDLP):

- C24
- H 31

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Tisbury Parish Council: No objection

Tisbury Parish Council resolved to raise no objection to this application on the grounds that it was compliant with Core Policy 57 of the Wiltshire Core Strategy.

Highways Officer: No objection

Access and Parking

The means of access and the provision for car parking is unaffected by the proposal, with adequate levels of parking and turning available within the site for the size of the dwelling, to accord with current and emerging parking standards for a dwelling with more than 4 bedrooms, as detailed below.

Bedrooms

Minimum Spaces

1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Table 2.0 – Minimum Residential Car Parking Standards

The Design and Access Statement advises that secure cycle storage will be provided within the store area within the extension.

Summary and Recommendations

The proposed extensions would replace damaged accommodation as a result of a recent fire and takes the opportunity to extend the dwelling to suit the applicants' needs. Whilst the extension would increase the accommodation within the dwelling, there is adequate parking available within the site to accommodate any additional demand for parking.

There are no changes to the means of access serving the site.

Having regard to the above, it is recommended that no highway objection is raised.

Arboricultural Officer: No objection subject to conditions

No objection subject to trees being protected in accordance with the Tree Report provided.

Ecologist: No objection subject to conditions

Policies NE2 and NE4 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038)

Policies NE2 and NE4 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038) require development to comply with the Conservation of Habitats and Species Regulations 2017 (as amended), relevant national guidance, and Wiltshire Core Strategy Core Policies 50 and 69. The site lies within the catchment of the River Avon SAC and within bat consultation zones associated with the Chilmark Quarries Bats SAC. These policies seek to protect designated sites and locally important habitats by avoiding adverse effects on biodiversity and, where necessary, securing appropriate mitigation or compensation within the Plan Area.

Habitat Regulations 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. 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 conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development (a replacement dwelling), with no net increase in dwellings and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on

the River Avon SAC. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC and the proposal is screened out of Appropriate Assessment.

Chilmark Quarries Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats, Bechstein's bats, Greater Horseshoe bats and Lesser Horseshoe bats associated with the Chilmark Quarries Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) 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.

The Preliminary Roost Appraisal identified the existing building as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The demolition of the existing damaged building and erection of a new extension will not require the removal of vegetation considered to be functionally important for bat foraging or commuting. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Policy NE5 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038)

Policy NE5 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038) seeks to ensure that existing trees and hedgerows are retained wherever practicable and sensitively incorporated into development layouts and designs. No trees are currently proposed for removal as part of the development. All existing trees within and adjacent to the site will be

retained and protected throughout the construction phase as shown on the Tree Protection Plan (03 March 2026. Wadey Trees Ltd. WT Project No. 129-25). Should the proposals change such that trees or boundary features with potential roosting features are affected, evidence of roosting bats are found, or additional/new lighting is proposed, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

Biodiversity 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..

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.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for bats, swifts and hedgehog.

The Preliminary Roost Appraisal recommends the inclusion of a bat and swift brick. All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

Conditions to imposed as follows:

1. Compliance with submitted documents
2. Ecological Enhancements
3. Lighting

Informative relating to Bat Species

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal seeks planning permission for a 1.5 storey side extension on the northeast end of the existing dwelling. The extension would replace a single storey fire damaged utility/garage and contain a new front door, utility room, games room with shower room, first floor snug, additional bedroom with ensuite.

The extension is predominantly over the footprint of the fire damaged, single storey, utility/garage. The proposal is two storeys with an asymmetric roof with two box dormers proposed on the southeast elevation and one larger one on the northwest elevation with French doors opening on to a glass and timber balcony. The proposed ridge height matches that of the existing dwelling. The proposed dormers are set down from the ridge and match the height of the dormers on the rest of the dwelling.

Materials are proposed to be a brick plinth with painted render walls above, slate roof, hanging slates on the box dormers and a glass and timber balcony.

The proposed extension reflects the existing dwelling's character in terms of materials and detailing. It would not detract from the visual integrity of the existing building. Although previously extended, the proposal would not cumulatively result in a disproportionate or overly bulky form.

The application site is level with mature vegetation along the boundaries and therefore not visible from public vantage points (including the adjacent Public Right of Way). Its design, form and materials are traditional and preserve the character and appearance of the area.

Saved policy H31 of the Salisbury District Local Plan prevents extension to dwellings in the countryside from creating or being capable of creating, a separate dwelling. The layout of the proposed extension, combined with the separate access means that there is the potential for this part of the dwelling to be used as a separate dwelling. A condition will be included restricting the occupation as ancillary to the residential use of the main dwelling.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, saved policies of the SDLP and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

There are no immediate neighbouring properties that will be affected by the proposed development. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposals will result in the loss of a dedicated garage and the addition of a bedroom to the dwelling. There are no proposed changes to the site access and the highways officer has confirmed that there is adequate parking within the site and has raised no objection.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site 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 Local Planning Authority) 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 conducted by Wiltshire Council. This assessment determined that, due to the nature of the development, with no increase in dwelling and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon catchment. The HRA has concluded that the application is not likely to have significant impacts on the River Avon Catchment and the proposal is screened out of Appropriate Assessment.

The application site also lies within the Chilmark Quarries Bats Special Area of Conservation (SAC), within a consultation zone for Barbastelle bats, Bechstein's bats, Greater Horseshoe bats and Lesser Horseshoe bats. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) 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 preliminary roost appraisal (PRA) has been submitted with the application and concludes that the property has negligible potential to support roosting bats and will not impact any roosts, foraging areas or commuting corridor features.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimis. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

Conditions to ensure that suitable lighting to ensure dark foraging and commuting routes can be retained will be included.

The council's Ecologist has commented that biodiversity measures, in accordance with CP 50, should focus on delivering continued ecological functionality for bats, swifts and hedgehogs. The PRA recommends the inclusion of a bat and swift brick. All details on exact locations and specifications will be secured via condition to ensure consistency and enforceability.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Trees

The application site has no TPOs and is not within a Conservation Area. Policy NE5 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038) seeks to ensure that existing trees and hedgerows are retained wherever practicable and sensitively incorporated into development layouts and designs.

No trees are proposed to be removed as part of the proposals. The application has been supported by a Tree Protection Plan and letter (WT 129-25 Part 2 AIA), prepared by Wadey Trees Chartered Consultancy. These documents set out the RPAs of adjacent trees and confirms that they would not be unduly affected by the proposed works, they show how the existing trees and shrubs would be protected during the construction phase. The council's Arboricultural Officer has reviewed the documents and confirmed no objection, subject to the trees being protected in accordance with the Tree Report. The council's Ecologist has commented, "Should the proposals change such that trees or boundary features with potential roosting features are affected, evidence of roosting bats are found, or additional/new lighting is proposed, further survey work would be required, and mitigation measures would need to be reviewed and updated accordingly."

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The application site lies within the Cranbourne Chase and West Wiltshire Downs National Landscape.

The proposed extension is modest in scale in relation to the host dwelling and the plot. The application site is fairly level with mature vegetation along the boundaries, the proposal would therefore not be prominently visible from wider public views. Whilst the development may be visible from the nearby footpath, the limited extent of visibility ensure it would not result in significant harm to the character or scenic quality of the landscape – noting that the proposal is within a well-established residential curtilage.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan PP-14757705v1 10-Mar-2026 received 11.03.2026
Site Location and Block Plan 2526024-100 Rev C, received 11.03.2026
Proposed Site Plan 2526024-102 Rev E, received 11.03.2026
Proposed Floor Plans 2526024-105 Rev F, received 11.03.2026
Proposed Elevations 2526024-106 Rev E, received 11.03.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development will be carried out in strict accordance with the following documents:
 - Section 4, 5, 6 and 7 of the Preliminary Roost Appraisal. 09 March 2026. KP Ecology Ltd. Version. 1;
 - Tree Protection Plan. 03 March 2026. Wadey Trees Ltd. WT Project No. 129-25;
 - RE: Tree information relating to planning application at Hoddinots House, Hindon Lane, Tisbury, SP3 6QQ. 10 March 2026. Wadey Trees Ltd. Ref. WT 129-25 Part 2 AIA.

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

5. Before the extension hereby approved is occupied ecological enhancement features including one each of bat boxes and bird boxes or two bat boxes or two bird boxes shall be installed on site. The enhancement shall be maintained in that condition for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

6. No new external light fixture or fitting will be installed within the application site unless details of existing and proposed new artificial 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.

7. The development hereby approved shall be carried out in strict accordance with the submitted Tree Protection Plan and letter WT 129-25-Part 2 AIA 10th March 2026, undertaken by Wadey Trees Chartered Consultancy.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees, within the vicinity of the site are adequately protected during the period of construction.

8. The development hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known Hoddinotts. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling

INFORMATIVES:

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost

in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.