

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM
Date: 21/04/2026; 19/05/2026

Application No: PL/2026/00483 (LBC)

Proposal: Removal of chimney from the roof of Manor Barn

Site Address: Manor Farm House, Wylle Road, Hanging Langford, Salisbury, SP3 4NW

Case Officer: Andrew Minting

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Bats	Habitat Regulations/W&CA	21/04/2026 Preliminary Roost Assessment (PRA) for bats.	Yes 19/05/2026 PRA submitted.

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

The proposals include the removal of small brick chimney which is currently redundant and unsafe. The thatched roof will be re-thatched. The proposed development is located adjacent optimal foraging/commuting habitat for bats (County Wildlife Site/Wet Woodland with surrounding wet ditches). Crevice dwelling bats may therefore be roosting in gaps between the chimney and roof or within crevices between stones in the chimney.

Therefore, a Preliminary Roost Assessment (PRA) for bats needs to be undertaken by a bat licensed ecologist in the first instance. Please note, this can be undertaken any time of the year.

Bats are afforded stringent protection under the Conservation of Habitats & Species Regulations 2017 (as amended). Bats and their roosts are a material consideration within the planning consultation process.

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.

19/05/2026 Final Comments

Bat Preliminary Roost Assessment (Avon Ecology, 11 May 2026).

The submitted PRA as detailed above confirms the roof/chimney has negligible potential to support roosting bats and recommends a Precautionary Working Method Statement.

Therefore, I have no objection subject to the following planning condition:

ECO. 1

The development will be carried out in strict accordance with Section 6: Precautionary Working Method Statement of the Bat Preliminary Roost Assessment report (Avon Ecology, 11 May 2026).

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

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	19/05/2026