

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	PL/2026/00120
Date:	22/05/2026
Application Number:	PL/2026/00120
Proposal:	The provision of four padel tennis courts, pedestrian access, 17 car parking spaces and areas of Biodiversity Net Gain.
Site Address:	Golf Driving Range, Salisbury Golf Centre, Wilton Road, Salisbury
Case Officer:	Sarah Hill

Recommendations:

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

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecology & BNG Assessment (BNGA). 01 December 2025. ABR Ecology Ltd. Version. 1. Issue. Final;
- The Statutory Biodiversity Metric. 27 October 2025. Iteration. 1;
- Lighting Impact Assessment. 19 December 2025;
- Proposed Landscape Plan. July 2025. Birch Architects. Drawing No. 0542-02-004;
- Proposed Site Plan. July 2025. Birch Architects. Drawing No. 0542-02-003;
- Proposed Padel Court Plans and Elevations. July 2025. Birch Architects. Drawing No. 0542-02-006;
- Proposed Padel Court Elevations. July 2025. Birch Architects. Drawing No. 0542-02-007;
- Existing Site Plan. July 2025. Birch Architects. Drawing No. 0542-02-001;
- Planning Statement. December 2025. Henshaw Planning Limited. Issue No. 1.1;
- Design and Access Statement. July 2025. Birch Architects. 0542-02-001.

New Forest Protected Sites

The proposed development site lies within the 15km 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. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). Given the nature of the development (non-residential) and the location within the 15km zone of influence, resulting impacts would be *de minimis*. The Habitat Regulation Assessment (HRA) has concluded that the

application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site and the proposal is screened out of Appropriate Assessment.

Hampshire River Avon Special Area of Conservation (SAC) 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, 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 Habitat Regulation Assessment (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.

Protected Species

A number of trees within the site were assessed for bat roosting features; however, no trees were identified as having roosting potential. Should the proposals change such that trees or boundary features with potential roosting features are affected, or additional/new lighting is proposed, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly. 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. Reasonable avoidance measures and a precautionary method of working have been proposed and are welcomed, this will be secured by condition.

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. 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.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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.

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). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (27 October 2025. Iteration. 1) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

	4.14 Habitat units
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On-site pre-development (baseline) biodiversity value	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to case officer: The Post-development habitats plan (Appendix E-Pre- and Post- Development Habitat Plans & Floral Species List. Ecology & BNG Assessment (BNGA). 01 December 2025. ABR Ecology Ltd. Version. 1. Issue. Final) identifies areas of habitat creation and enhancement which contributes to the applications proposed BNG. Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

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 birds, bats and hedgehogs.

The Ecology & BNG Assessment recommends the inclusion of bat and bird boxes. All details on exact locations and specifications must be added to all working plans (Appendix G. Biodiversity Mitigation and Enhancement Plan. Ecology & BNG Assessment (BNGA). 01 December 2025. ABR Ecology Ltd. Version. 1. Issue. Final) 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.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Section 5 and Appendices E, F and G of the Ecology & BNG Assessment (BNGA). 01 December 2025. ABR Ecology Ltd. Version. 1. Issue. Final;
- The Statutory Biodiversity Metric. 27 October 2025. Iteration. 1;
- Lighting Impact Assessment. 19 December 2025;
- Proposed Landscape Plan. July 2025. Birch Architects. Drawing No. 0542-02-004.

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

2. Lighting

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:

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	22/05/2026