

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	14/05/2026 27/05/2026 updated comments
Application Number:	PL/2026/01793
Proposal:	Erection of timber stables and steel-frame open side barn
Site Address:	Gul Riverside, Elston Lane, Shrewton , Salisbury, SP3 4HL
Case Officer:	David Cox

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 submitted)
1	River Avon Special Area of Conservation (SAC) Core Policy 69	NPPF, CP50, Habs Regs	14/05/2026 A Construction Method Statement (CMS) to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime of the River Avon.	YES 27/05/2026 Construction Management Statement. 21 May 2026. Paul Stevens Architecture Ltd. Job No. 1166.
2	River Till SSSI	The Wildlife and Countryside Act, NPPF, CP50	14/05/2026 Consultation with Natural England and the submission of sufficient information prior to carrying out any works likely to damage the qualifying features of sites special scientific interest.	NE Consulted, waiting on response 27/05/2026

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.

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:

- [Construction Management Statement. 21 May 2026. Paul Stevens Architecture Ltd. Job No. 1166;](#)
- Preliminary Ecological Appraisal. 25 February 2026. Estate Land and Property Management Ltd. Ref. ELPM-ECO-001-PEA;
- Small Sites Metric (The Statutory Biodiversity Metric). 25 February 2026. Rev. 1;
- Proposed Site Plan. 14 November 2025. Paul Stevens Architecture Ltd. Drawing No. 1166/05. Rev. D;
- Proposed Plans & Roof Plan. 14 November 2025. Paul Stevens Architecture Ltd. Drawing No. 1166/07. Rev. D;
- Proposed Site Elevations. 14 November 2025. Paul Stevens Architecture Ltd. Drawing No. 1166/06. Rev. C;
- Existing Site Plan. 14 November 2025. Paul Stevens Architecture Ltd. Drawing No. 1166/02. Rev. B;
- Existing Site Elevations. 14 November 2025. Paul Stevens Architecture Ltd. Drawing No. 1166/03.

Salisbury Plain Special Protection Area (SPA)

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

However, since this is an application for non-residential works, the above strategy does not apply.

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.

River Avon SAC Core Policy 69

This development falls within 20m of the River Avon SAC and has the potential to cause likely significant effects (LSE's) alone or in combination with other developments as a result of construction. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must therefore be carried out by the Local Planning Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects, in line with Wiltshire Core Strategy Core Policy 69 (Protection of the River Avon SAC).

Core Policy 69 seeks to avoid and reduce environmental effects on the River Avon SAC during construction and operation to avoid and prevent pollution and mitigate disturbance effects.

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.

[A Construction Method Statement \(CMS\)](#) has been submitted and include measures to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime. The CMS provides a marked-up plan showing the location of all pollution prevention measures, including: fencing protecting the edge of the riverbank, construction compound/location, storage area(s) for chemicals/toxic contaminants such as fuels. The CMS also details there will be no additional external lighting along the River Avon during construction works.

The LPA concludes that subject to the mitigation measures detailed in the Construction Method Statement, the Appropriate Assessment concludes no adverse effects on the integrity of the River Avon SAC during the Construction Phase.

River Till SSSI

The LPA have a duty to consult NE prior to determining a planning application that is in or likely to affect a SSSI (Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28i of The Wildlife and Countryside Act 1981).

This application lies within the River Till Site of Special Scientific Interest (SSSI). There is potential for the proposed development to have a harmful effect on this SSSI and those SACs, SPAs or Ramsar sites that they underpin. Consultation with NE is therefore required prior to determination of the application.

Natural England have been consulted on this application, their response is currently awaited. Given the statutory requirement to consult NE where development is within or likely to affect an SSSI, the application should not be determined until Natural England have provided their formal response.

Please note that the developer has a responsibility to protect the qualifying features of this site and must seek approval (assent) from Natural England prior to carrying out any works likely to damage the qualifying features of sites special scientific interest. Further advice can be found here: [Sites of special scientific interest: public body responsibilities - GOV.UK](#)

The LPA must be reasonably sure that the proposal will not result in significant adverse effects on this protected site/these protected sites.

Priority Habitat Deciduous Woodland

Priority Habitat Deciduous Woodland lies within the south of the site. In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource.

Protected Species

The Preliminary Ecological Appraisal identified the existing buildings as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The erection of timber stables and steel-frame open side barn 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. Two trees have been identified as offering 'moderate' bat roost suitability; however, no trees with bat roost potential are proposed for removal under the current scheme. Should the proposals change such that trees with potential roosting features are affected, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. 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.

Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird

inspection must be conducted no more than two weeks before tree felling begins. 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.

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 (Small Sites Metric (The Statutory Biodiversity Metric. 25 February 2026. Rev. 1) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the baseline habitat map).

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.

On-site pre-development (baseline) biodiversity value	1.3655 Habitat units
	0.5520 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to case officer: A proposed habitats plan has not been provided. 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 Preliminary Ecological Appraisal recommends the inclusion of bird boxes. 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.

CONDITIONS:

1. Compliance with submitted documents

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

- Construction Management Statement. 21 May 2026. Paul Stevens Architecture Ltd. Job No. 1166;
- Preliminary Ecological Appraisal. 25 February 2026. Estate Land and Property Management Ltd. Ref. ELPM-ECO-001-PEA;
- Small Sites Metric (The Statutory Biodiversity Metric). 25 February 2026. Rev. 1.

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

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes and bird boxes, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

3. Lighting

All lighting provided on site shall 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.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

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	27/05/2026