

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	27/07/2026
Application Number:	PL/2025/08949
Proposal:	Proposed Two Storey Extension to Rear of Property along with Alterations to Roof and Window over Landing
Site Address:	Dean Lodge, Miles Lane, Whiteparish, Salisbury, SP5 2QU
Case Officer:	Kate Clements

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	Bat Roost Mitigation/Enhancement	Habs Regs, WCA, NPPF, CP50	27/07/2026 Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development. The proposed site plans, floor plans and elevation drawings must include the bat roost mitigation/enhancement measures.	NO

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:

- Ecological Survey Report (Bats): Emergence Surveys. 30 June 2026. BatCraft. Ref. NWP/ESR-30/06/26-version 1;

- Ecological Survey Report (Bats): Preliminary Roost Assessment/DBW. 15 December 2025. BatCraft. Ref. NWP/ESR-15/12/25-version 1;
- Proposed Site Plan. October 2025. Barclay Phillips Architects. Drawing No. P24-040 03-01-004;
- Proposed Location and Block Plan. October 2025. Barclay Phillips Architects. Drawing No. P24-040 03-01-002;
- Proposed Front Elevation. September 2025. Barclay Phillips Architects. Drawing No. P24-040 03-03-002;
- Proposed Rear Elevation. 20 April 2026. Barclay Phillips Architects. Drawing No. P24-040 03-03-001. Rev. A;
- Proposed Side Elevations. September 2025. Barclay Phillips Architects. Drawing No. P24-040 03-03-003;
- Existing Site Plan. October 2025. Barclay Phillips Architects. Drawing No. P24-040 03-01-003;
- Existing Location and Block Plan. October 2025. Barclay Phillips Architects. Drawing No. P24-040 03-01-001;
- Existing Front and East Elevations. September 2025. Barclay Phillips Architects. Drawing No. P24-040 01-91-004;
- Existing Rear and West Elevation. September 2025. Barclay Phillips Architects. Drawing No. P24-040 01-91-003.

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. 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). This concluded that given the nature of the development and the absence of any increase in overnight accommodation, there would be no recreational impact on the New Forest, therefore there is no mechanism for adverse effect. 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.

River Test Catchment

Solent Protected Sites - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour (SPA) and Ramsar site, Solent and Southampton Water (SPA) and Ramsar site.

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen 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 lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Test Catchment. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Test Catchment and the proposal is screened out of Appropriate Assessment.

Habitat Regulations Assessment (HRA): Mottisfont Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont 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 Assessment identified a single pipistrelle bat within the roof void, confirming the presence of a bat roost, and the dwelling was subsequently assessed as having high suitability for roosting bats. BatCraft undertook, three dusk emergence surveys during the active bat survey season in 2026. No bats were observed emerging from or re-entering the building during any of the surveys, and no bat activity associated with the dwelling was recorded. High levels of commuting and foraging bats were recorded within the wider landscape surrounding the site. The absence of emergences or re-entries during three surveys undertaken within the optimal survey period indicates that the building is not regularly used by bats during the active season. When considered alongside the PRA findings, the evidence suggests that the building is most likely used occasionally by a small number of common pipistrelle bats as a transitional roost.

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. 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.

Bat Roost

The roof space of Dean Lodge, Miles Lane, Whiteparish, Salisbury, SP5 2QU is used as a transitional bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

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.

The current proposal conflicts with Core Policy 50 of the adopted Wiltshire Core Strategy 2015 and Paragraphs 192 (b) and 193 (a) of the National Planning Policy Framework December 2024, because mitigation is not included in the proposal.

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.

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.

Nesting Birds

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 vegetation clearance 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.

Priority Habitat Deciduous Woodland

The woodland within the site is classified as a Priority Habitat. 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. Given the proximity of the development to sensitive receptors, there is potential for adverse effects arising from construction-related activities. Appropriate protection measures will be secured through the implementation of a Construction Method Statement (CMS).

Biodiversity Net Gain

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 nesting birds, bats, and hedgehogs.

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. Locations should be chosen in consultation with a professional ecologist to ensure they are appropriately positioned, and the following details must be provided: location, number, type (include make/model, if appropriate) and positioning (height, aspect, surrounding habitat, as applicable). The locations of these features must be provided on site plan/elevation drawings (see condition below) and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

Insufficient information has been submitted. 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 LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

CONDITIONS: these will be added once the issues above have been addressed

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date