

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	19/08/2026
Application No:	PL/2026/03743
Proposal:	The demolition of existing dwelling and the erection of 2no detached dwellings including parking, hard and soft landscaping and associated works.
Site Address:	Sunnyside, Holloway Lane, East Knoyle, Salisbury, SP3 6AH
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.

Information considered:

- Existing Site Block Plan. Drawing No: 25/858/E002 Rev D. (Richmond Bell Architects, September 2025).
- Biodiversity Net Gain Assessment (Pro Vision, April 2026).
- The Statutory Biodiversity Metric. V1. (Pro Vision, 22 April 2026).
- Ecological Survey Report (Bats) (Preliminary Roost Assessment/ DBW Including emergence survey). Ref:NWP/ESP-29/9/25.
- Proposed Landscape Plan. Drawing Number: 25/858/P003 Rev F. (Richmond Bell Architects, September 2025).

COMMENTS:

The submitted ecological reports indicate that significant adverse effects on protected and notable species, including roosting bats, are unlikely to arise from the proposed development. Nevertheless, given the rural location of the site and the presence of established garden habitat, species such as nesting birds, reptiles, hedgehogs, dormice and foraging bats may occur within the site. Accordingly, the applicant should ensure that construction activities are undertaken in a manner that avoids harm to any protected or notable species (see informative below).

Biodiversity Net Gain (BNG)

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 (The Statutory Biodiversity Metric. V1. (Pro Vision, 22 April 2026)) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets (where applicable) 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.

On-site pre-development (baseline) biodiversity value	0.11 Habitat units
	0.05 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

CONDITIONS:

COMPLIANCE WITH SUBMITTED DOCUMENTS

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

- Appendix C: Proposed Habitats embedded in the Biodiversity Net Gain Assessment (Pro Vision, April 2026).
- Proposed Landscape Plan. Drawing Number: 25/858/P003 Rev F. (Richmond Bell Architects, September 2025).

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

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 (delete as necessary) bat boxes, bird boxes, reptile features and hedgehog hibernacula 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.

Informative:

General 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.

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

Ecologist	Date
Elizabeth Burrows	19/08/2026