

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	01/09/2026
Application No:	PL/2026/02076
Proposal:	Proposed extension to replace existing conservatory. Extensions and alterations to existing outbuilding to form garage/annexe. External alterations to suit.
Site Address:	Stone Lodge, Hindon, Salisbury, SP3 6EG
Case Officer:	Mary Rose Scott

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:

- Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026)
- Design Access Statement (R&S, March 2026)

COMMENTS:

The following advice was provided by the Ecology Team prior to this consultation:

"The main dwelling appears to be of an age and condition where there is likely to be very limited opportunities for bats to be accessing the building to roost. However, the garage building appears to be more suitable for supporting roosting bats and is located along a likely commuting/foraging corridor for bats. Further, the site is located within consultation zones for the Chilmark Quarries bat SAC.

Therefore, unless sufficient justification is provided otherwise, this application will need to be supported by a preliminary roost assessment of the garage. Should additional survey work be recommended, this should also be conducted and reported on in support of the submission. Any required mitigation measures should also be incorporated into the application plans and drawings."

Habitats Regulation Assessment (HRA)

The site is within the Barbastelle 6km SAC Parcel Buffer and the GHS 4km SAC Parcel Buffer consultation zones for the Chilmark Quarries bat SAC.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) found no evidence of bats roosting in the garage. As stated in the previous Ecology consultation response, the main dwelling appears to be of an age and condition where there is likely to be very limited opportunities for bats to be accessing the building to roost.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected Species

A Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) was submitted. The garage building was subject to a PRA and two activity surveys as per Bat Survey Guidelines. The building was assessed to provide moderate bat roost potential, but no bat emergences from the garage were detected. No further survey effort is required to inform an assessment of works to the garage.

The previous consultation response from ecology stated that the main dwelling appeared to be of an age and condition where there is likely to be very limited opportunities for bats to be accessing the building to roost. I agree that in this case the building appears to offer limited internal roosting opportunities for Annex II bat species such as horseshoe bats.

Other common bat species were recorded onsite during the activity surveys, and I note that the main dwelling has wooden cladding and soffits on most elevations. The northern elevation, where works are proposed, is different as it comprises exposed stonework with UPVC soffits. In line with previous advice, the building's age, condition and the construction of the northern elevation mean that roosting opportunities in the affected area are limited. If any roosts are present on the building, they are more likely to be associated with the more suitable elevations that contain wooden cladding. On this basis, works to the northern elevation present a low likelihood of causing an offence. Given the limited risk and in the interest of proportionality, I consider that no further bat surveys are required. A bat informative should be added to the decision notice to ensure the applicant is aware of their responsibilities in the unlikely event that bats are encountered.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) recommends that lighting from the building should not illuminate (<0.5 lux) trees to the southwest. This is supported by Ecology, and an appropriate lighting scheme will be secured by condition to avoid deterring bats from any existing flightlines.

During the daytime surveys no obvious bird nests were identified in affected building. No further survey effort is required.

Compliance with CP50 (no net loss etc)

The proposed footprint is limited to existing hardstanding/artificial surface, and a negligible area of vegetation will require removal. A conservatory will be removed to allow extension, but this structure is of no value to wildlife. The garage and northern elevation of the house will be extended. Based on the submitted survey evidence, written descriptions of the buildings and site photographs it is deemed that there is low chance of loss of bat or bird roosting habitat in this case.

The Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026) recommends the installation of bat boxes and bird boxes onsite. This will be secured by condition in line with the Report.

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Biodiversity Net Gain (BNG)

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.

CONDITIONS:

The following, or similarly worded, conditions are recommended:

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

- All proposed plans and elevations.
- Section 8 of the Preliminary Ecological Assessment Report & Stage II Bat Activity Surveys (Greena Ecological Consultancy, 28th July 2026).

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

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

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:

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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

Ecologist	Date
Patrick Olshansky	03/09/2026