

ADDENDUM TO CASE OFFICER'S REPORT

Application Reference:	PL/2025/06872
Application Type:	Full planning permission
Consultation Ends:	11/08/26
Case Officer:	Joe Richardson

Site Address:	The Old Vicarage, Homington Road, Coombe Bissett, SP5 4LR
Proposal:	Demolition of the existing dwelling and garage and replacement with a new dwelling (self-build) with other associated works including landscape treatment, infrastructure and vehicle parking
Recommendation:	That Planning Permission be Granted subject to conditions and upon the completion of a Unilateral Undertaking to secure the replacement dwelling as a self-build

The site description and relevant policies of the Wiltshire Core Strategy subject to this planning application remain as detailed within the officer committee report presented to Southern Area Planning Committee on the 13th November 2025.

ISSUES

- Ecological Impact including protected species, River Avon SAC, New Forest and BNG;
- NPPF August 2026

CONSULTATIONS/REPRESENTATIONS

WC Ecology – No objection subject to conditions

Conditions to be imposed:
Compliance with the approved plans;
Bat Mitigation;
Lighting

ASSESSMENT

Ecological Impact including the River Test/Avon SAC, New Forest SPA and BNG

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

Since publication of the Committee Report for this planning application, the applicant has submitted updated ecological information comprising a Bat Emergence Survey Report dated 17th July 2026 and a Phase 2 Reptile Survey Report dated 18th May 2026. The Council's Ecologist has reviewed this additional information and has confirmed that the previous ecological objection has been satisfactorily addressed and that there is now no objection subject to the imposition of planning conditions associated with any consent. The Council's Ecologist also confirms that the updated surveys provide an up-to-date ecological baseline and enable the Local Planning Authority to properly assess the impacts of the development on protected species and habitats.

The updated surveys identify the presence of bat roosts within the existing dwelling and a small breeding population of slow worms within the site. However, subject to the implementation of the mitigation, compensation and enhancement measures set out within the submitted ecological documents, together with appropriate planning conditions securing bat mitigation, reptile mitigation, biodiversity enhancements and external lighting controls, the Council's Ecologist is satisfied that impacts on protected species can be adequately avoided or mitigated and that the functionality of habitats for foraging, commuting and roosting bats and for reptiles will be maintained.

The Council's Ecologist further confirms that the proposal will not result in adverse impacts upon the New Forest SPA/SAC/Ramsar sites due to the absence of any increase in overnight accommodation and that there is no mechanism for adverse effects on the River Avon SAC through nutrient loading. The proposal is therefore screened out of Appropriate Assessment in respect of both of these designated sites.

At the Southern Area Planning Committee (SAPC) meeting of the 13th November 2025, the sole reason for the officer recommendation of refusal related to the absence of up-to-date bat and reptile surveys. Following legal advice regarding the Council's duties under the Conservation of Habitats and Species Regulations 2017, Members of the SAPC resolved to defer the application and delegate authority to officers to approve the application subject to satisfactory ecological surveys being submitted, accepted by the Council's Ecologist, suitable ecological conditions, a lighting condition and completion of a legal agreement securing the dwelling as self-build.

The Council's Ecologist has now confirmed that the required surveys have been undertaken and are acceptable. As such, the reason for refusal identified within the original Committee Report has been overcome. The proposal is now considered to accord with the requirements of Core Policy 50 (Biodiversity and Geodiversity) of the Wiltshire Core Strategy, which seeks to ensure no net loss of biodiversity and to secure appropriate biodiversity enhancement. The proposal also accords with the objectives of the National Planning Policy Framework, including paragraphs relating to the conservation and enhancement of biodiversity, protection of priority species and habitats, and securing biodiversity enhancements as part of development proposals.

In addition, the ecological lighting strategy accords with the approach discussed by Members when determining the application and will assist in protecting bat commuting and foraging

routes, whilst also contributing to the protection of the dark skies qualities of the Cranborne Chase National Landscape. The recommended lighting condition requires compliance with recognised professional guidance and maintenance of suitably dark habitat corridors around the site.

NPPF August 2026

Since the publication of the original Committee Report, the revised National Planning Policy Framework (NPPF) (August 2026) has come into force and represents a material consideration in the determination of this application. Officers have reviewed the proposal against the revised NPPF and conclude that the changes do not materially alter the assessment or recommendation. The proposal remains acceptable in principle as a replacement self-build dwelling and therefore in accordance with the relevant policies of the adopted Wiltshire Core Strategy. The revisions to national policy do not introduce any considerations that would warrant a different planning conclusion in this case.

Conclusion

In light of the updated ecological surveys and the Council Ecologist's revised consultation response raising no objection subject to conditions, officers consider that the ecological concerns that formed the basis of the original recommendation for refusal have been satisfactorily resolved. The application is therefore considered acceptable in ecological terms and compliant with Core Policy 50 of the Wiltshire Core Strategy, the Conservation of Habitats and Species Regulations 2017 (as amended), and the biodiversity objectives of the NPPF. Accordingly, the application should be determined in accordance with the resolution of the Southern Area Planning Committee of the 13th November 2025.

RECOMMENDATION

That planning permission be granted subject to the following planning conditions as agreed by Members of the SAPC and; upon the completion of a Unilateral Undertaking to secure the development proposal as a self-build replacement dwelling as set out in this report.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: P01 Rev A Site Location Plan Date Received 19.08.25
DWG No: P02 Rev C Proposed Block Plan Date Received 19.08.25
DWG No: P11 Rev C Proposed Elevations Date Received 19.08.25
DWG No: P10 Rev L Proposed Floor and Roof Plans Date Received 19.08.25
DWG No: P20 Rev F Proposed Environmental Protection Plan Date Received 19.08.25

DWG No: RMT1055 - TPP Rev B Tree Protection Plan Date Received 10.10.25
DWG No: BEN 0001 Proposed Foul Drainage Protection Plan with Package
Wastewater Treatment Details Date Received 19.08.25
Preliminary CEMP Undertaken by Benchmark Planning Date Received 19.08.25
Ecological Mitigation Report Dated July 2025 Date Received 19.08.25
Arboricultural Survey Impact Assessment and Arboricultural Method Statement
undertaken by RMTTree Consultancy Ltd Date Received 10.10.25
Bat Emergence Survey Report Ref: TOV-20260717 undertaken by Kingfisher Ecology
Ltd Dated July 2026 Date Received 27.07.26
Phase 2 Reptile Survey Report Ref: TOV-20260518-REP undertaken by Kingfisher
Ecology Ltd Dated July 2026 Date Received 27.07.26

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No development above slab level shall continue on site under details of the brick, roof tile, rainwater goods, chimney pots, windows and doors for the replacement dwellinghouse have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed in writing with the Local Planning Authority in order to ensure that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the wider area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no extensions or alterations to the roofslopes to the approved dwellinghouse or the insertion of first floor windows or rooflights other than as approved as part of a formal planning application by the Local Planning Authority.

REASON: In the interests of the amenity of the area.

5. The dwellinghouse hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

6. The proposed package treatment plant should be installed, maintained and operated in accordance with the submitted specification and details. Any subsequent replacement package treatment plant should have an equivalent or improved performance specification. The package treatment plant shall be installed, connected and available for use before the development hereby permitted is first brought into use and shall be maintained and operated thereafter for the lifetime of the development.

REASON: To ensure the development is served by an appropriate means of foul water disposal.

7. The roost and access point opportunities to be created for bats, as detailed in the submitted Bat Emergence Survey Report (July 2026. Bundle 4: Full Ecological Mitigation. 31 July 2025), shall be implemented as agreed or as agreed with Natural

England prior to the completion of the development hereby permitted under the supervision of an appropriately qualified ecologist. The details shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of conserving and enhancing biodiversity.

8. All lighting provided on site shall be in accordance with Environmental Zone E2 as defined 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 and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

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

9. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. There shall be no burning of materials on site at any time.

REASON: In the interests of residential amenity.

10. Notwithstanding the approved Arboricultural Survey Impact Assessment and Arboricultural Method Statement undertaken by RMTTree Consultancy Ltd and Tree Protection Plan, no works shall commence on site until a scheme of tree protection measures are submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the supervision of the works by an arboricultural specialist. The approved tree protection measures shall remain in situ for the completion of the works associated with the development proposal.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of important trees, within the vicinity of the site are adequately protected during the period of construction.

11. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (i) location and current canopy spread of all existing trees and hedgerows on the land;
- (ii) full details of any to be retained, together with measures for their protection in the course of development;
- (iii) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- (iv) all hard and soft surfacing materials;
- (v) minor artefacts and structures to include refuse storage units.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees, hedgerow or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

INFORMATIVE TO APPLICANTS

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements applies.
3. It is noted that the applicants intends to discharge foul water via a Private Treatment Plant. This requires consultation with the EA, see the EA guidance. The

applicant can also contact the EA for preplanning advice at swx.sp@environment-agency.gov.uk. This is a matter for the Environment Agency and the Council's Building Control Team to determine. All new drainage will need to comply with Building Regulations Part H.

4. A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality." Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.
5. The roof space of (The Old Vicarage, Homington Road, Coombe Bissett, Salisbury, SP5 4LR) is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), 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 European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
6. There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (Phase 2 Reptile Survey Report. 18 May 2026. Kingfisher Ecology Ltd. Doc Ref. TOV-20260518-Rep). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)
7. 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.