

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	07/09/2026
Application number:	PL/2026/01222
Proposal:	Replacement dwelling
Site address:	Cherry Bank, South Street, Broad Chalke, Salisbury, SP5 5DN
Case officer:	Amy Houldsworth

Recommendations:

	No Comment
	Support
	No objection
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed/required

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecological Survey Report (Bats). August 2025. BatCraft
- Proposed Site Plan. February 2026. Esdon Architecture
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC

Protected and Notable Species

The proposal to replace the existing dwelling will lead to the demolition of the current building. A bat survey carried out on site which included internal and external surveys assessed the house and garage as having negligible potential to support bats. No further surveys were recommended.

The application site is situated in a semi-rural location which backs onto the River Ebble, a Local Wildlife Site. From the WSBRC data it is clear that the this corridor is an important foraging and commuting route for wildlife including bats.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- No net loss of local biodiversity resource and
- Secure the integrity of local ecological networks

It is therefore important that works do not impact upon this section of watercourse and no operational impacts reduce the efficacy of this corridor. No construction works should be undertaken in this area without further consultation with the ecology team including but not limited to, storage of materials, disposing of waste.

Artificial lighting is recognised as a significant source of ecological disturbance and can have adverse effects on protected species, particularly bats. Illumination of bat roosts, flight lines, hedgerows, tree lines and watercourses can alter commuting and foraging behaviour, effectively severing habitat corridors and reducing the functionality of the wider ecological network.

To this end any lighting should 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 which should be secured by condition.

River Avon Special Area of Conservation (SAC) Hampshire 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. 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 nature of the development, a replacement dwelling, 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.

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 self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.2 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

CONDITIONS:

1. No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to:
 - The river Ebble Habitat corridor along the northern boundaryThe development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

2. 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 and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

3. 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:

Nesting Birds

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

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 07/09/2026
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