

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	08/09/2026
Application number:	PL/2026/02361
Proposal:	Conversion of stables to create small annex for additional accommodation associated with the main dwelling
Site address:	2 Sharcott Pennings Cottages, Woodborough Road, Sharcott, Pewsey, SN9 5NJ
Case officer:	Ruaridh O'Donoghue

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Protected species - bats	-Wiltshire CP50 -NPPF	08/09/2026 Bat survey results, and mitigation as appropriate	

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 consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography 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 Roost Assessment, Arbtech, May 2026
- Proposed block and location plans, fmh architectural ltd, June 2026, Rev A
- Existing block and location plans, fmh architectural ltd, June 2026, Rev A
- Proposed plans and elevations, fmh architectural ltd, June 2026, Rev A

The site comprises a semi-detached dwelling with detached stables. It is proposed to convert the stables into annex accommodation. The site is neighboured by dwellings to the west and east, and agricultural fields to the north and south.

COMMENTS:

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the 2026 strategic AA for Salisbury Plain SPA continues to be supported by NE.

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 since there is no proposal to create any overnight accommodation (provided the status of the annex can be secured via a condition), there would be no overall 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

Nesting birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. Structures or vegetation capable of supporting breeding birds should be checked prior to commencement, and any removal or altering of such features should be delayed until after young birds have fledged.

Bats

The works appear to involve the cladding of the gable ends, enclosing the roof space to form an attic, and other works that could disturb the roof. As such, a preliminary bat roost assessment was undertaken in May 2026. The building was assessed as having moderate bat roosting potential owing to features on the gable ends (missing mortar and gaps at the verges).

In line with the Bat Conservation Trust's Bat Survey Guidelines, the ecology report recommends two emergence surveys should be undertaken [as per the Bat Survey Guidelines, two separate dusk emergence surveys are advised for buildings of "moderate" suitability with at least one being undertaken between May-August]. The results of these have not been provided, though I note the results were requested by Ecology on 16/07. Please could the applicant submit the emergence survey results, and any relevant mitigation, for review?

The preliminary bat roost assessment also advises that areas of the wider site should not be subject to high levels of light spill; a wildlife-sensitive lighting scheme should be secured via a planning condition.

Enhancements

In line with NPPF and with CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. Biodiversity enhancements – such as invertebrate bricks, bird or bat boxes – should be incorporated into the scheme, and secured via a planning condition.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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.

IN SUMMARY: 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: wording to be provided once above issues addressed

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

Ecologist	Date
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