

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	20/08/2026 08/09/2026 updated comments
Application Number:	PL/2026/04070
Proposal:	Demolish existing garage, carport and outbuildings. Construct two storey side extension to house and internal alterations. Construct single storey outbuilding.
Site Address:	West Lodge, West Street, Barford St Martin, Salisbury, SP3 4AH
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.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Protected Species (Bats)	NPPF, CP50, Habs Regs	20/08/2026 Submission of Bat Mitigation Licence issued by Natural England for works on existing building under application PL/2025/01206. Submission of evidence of implementation of Bat Roost Mitigation as agreed under PL/2025/01206 or equivalent/better mitigation for the current application.	YES 08/09/2026 - Fig E3: Mitigation and Compensation. 14 February 2025. West Lodge, Barford St, Martin, Wiltshire; - Fig E4: Monitoring. 14 February 2025. West Lodge, Barford St. Martin, Wiltshire; - Bats – Method Statement template to support a licence application. LICENCE-Mitigation. 27 March 2025. Natural England. Natural England Ref. 2025-70593-EPS-MIT; - Work Schedule for Bat Licence. Natural England. WML-A13a-E5a&b.

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 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.

The following submitted documentation was reviewed to inform this response:

- [Fig D: Impacts. 14 February 2025. West Lodge, Bardford St. Martin, Wiltshire;](#)
- [Fig E3: Mitigation and Compensation. 14 February 2025. West Lodge, Barford St, Martin, Wiltshire;](#)
- [Fig E4: Monitoring. 14 February 2025. West Lodge, Barford St. Martin, Wiltshire;](#)
- [Bats – Method Statement template to support a licence application. LICENCE-Mitigation. 27 March 2025. Natural England. Natural England Ref. 2025-70593-EPS-MIT;](#)
- [Work Schedule for Bat Licence. Natural England. WML-A13a-E5a&b;](#)
- Bat Survey Report. July 2026. Stark Ecology Ltd;
- Proposed Plans & Elevations. 24 June 2026. ASJ Design. Drawing No. WL21. Rev. A;
- Proposed Outbuilding. 11 June 2026. ASJ Design. Drawing No. WL15. Rev. A;
- Existing Plans & Elevations. 24 June 2026. ASJ Design. Drawing No. WL20. Rev. A;
- Design & Access Statement. ASJ Design.

Habitat Regulations Assessment: 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. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development with no net increase in dwellings and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon SAC. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC and the proposal is screened out of Appropriate Assessment.

River Avon Special Area of Conservation (SAC) Core Policy 69

This development falls within 20m of the River Avon SAC and has the potential to cause likely significant effects (LSE's) alone or in combination with other developments as a result of construction. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must therefore be carried out by the Local Planning Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects, in line with Wiltshire Core Strategy Core Policy 69 (Protection of the River Avon SAC).

Core Policy 69 seeks to avoid and reduce environmental effects on the River Avon SAC during construction and operation to avoid and prevent pollution and mitigate disturbance effects.

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.

A Construction Method Statement (CMS) has been submitted and includes measures to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime. The Proposed Plans & Elevations provides a marked-up plan showing the location of all pollution prevention measures, including fencing protecting the edge of the riverbank.

The LPA concludes that subject to the mitigation measures detailed in the Construction Method Statement/Construction Environmental Management Plan, the Appropriate Assessment concludes no adverse effects on the integrity of the River Avon SAC during the Construction Phase.

River Avon System Site of Special Scientific Interest (SSSI)

The LPA have a duty to consult NE prior to determining a planning application that is in or likely to affect a SSSI (Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28i of The Wildlife and Countryside Act 1981).

This application lies within the Impact Risk Zone of River Avon System Site of Special Scientific Interest.

There is potential for the proposed development to have a harmful effect on this SSSI and those SACs, SPAs or Ramsar sites that they underpin. Consultation with NE is therefore required prior to determination of the application.

Please note that the developer has a responsibility to protect the qualifying features of this site and must seek approval (assent) from Natural England prior to carrying out any works likely to damage the qualifying features of sites special scientific interest. Further advice can be found here: [Sites of special scientific interest: public body responsibilities - GOV.UK](#)

The LPA must be reasonably sure that the proposal will not result in significant adverse effects on this protected site/these protected sites. Additional information as outlined above must therefore be submitted and reviewed by the LPAs ecology team prior to determination of the application.

Priority Habitat Deciduous Woodland

Priority Habitat Deciduous Woodland borders the west of the site. In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource. Given the proximity of the development to sensitive receptors, there is potential for adverse effects arising from construction-related activities. Appropriate protection measures will be secured through the implementation of a Construction Environmental Management Plan (CEMP).

Bat Species

Stark Ecology Ltd undertook three dusk emergence surveys during the active bat survey season in 2024. The surveys confirmed the presence of a soprano pipistrelle maternity roost behind the hanging tiles and within the soffit box on the south elevation of West Lodge. DNA analysis of droppings recorded within the loft space also confirmed use by low numbers of serotine and brown long-eared bats, with the loft having potential to support brown long-eared bats during the winter hibernation period.

Following the 2024 survey work, a Natural England [European Protected Species Mitigation Licence \(Ref. 2025-70593-EPS-MIT\)](#) was obtained and re-roofing works were undertaken in 2025. The 2026 Bat Survey Report confirms that the roof replacement was undertaken under licence and that the works were timed to avoid the peak maternity period. ~~Provision of the Natural England European Protected Species Mitigation Licence associated with the 2025 re-roofing works is required, together with the approved supporting documentation, including the licence method statement, mitigation proposals and associated approved drawings. This information is necessary to establish the mitigation requirements secured through the licence and whether they have been appropriately implemented and reflected within the current application.~~ [The Licence has now been submitted together with the approved licence documentation, including the method statement, impact plan, mitigation and compensation plan, monitoring plan and work schedule.](#)

The previous Stark Ecology report, submitted in support of application PL/2025/01206, identified mitigation measures including retention/reinstatement of bat access opportunities associated with the soprano pipistrelle maternity roost, installation of bat access features, provision of bat boxes and the use of suitable roofing materials compatible with bat roosting requirements. ~~Clarification is required as to whether these measures have been implemented through the 2025 licensed works. If they have been implemented, sufficient supporting evidence must be provided to demonstrate compliance with the licence requirements and mitigation proposals. If they have not been implemented, the applicant must demonstrate how the mitigation will be secured through the current proposals and the relevant features must be clearly shown on the submitted plans.~~ [The approved licence documentation and](#)

submitted information confirms that the approved mitigation strategy included the retention of the soprano pipistrelle maternity roost associated with the hanging tiles on the southern elevation, replacement of the soffit box, installation of bat access slates within the replacement roof, use of BatSafe roofing membrane and post-development monitoring in 2026 and 2028. The approved work schedule also required licensed works to be undertaken during March and April 2025 in order to avoid the maternity period and minimise disturbance to roosting bats. The information submitted is sufficient to demonstrate the mitigation requirements associated with the 2025 licensed works and to establish how those measures relate to the current proposals.

The updated 2026 report concludes that the revised extension proposals are confined to the western side of the property where no bat roosts were identified during surveys undertaken in 2023, 2024 or 2026. The known soprano pipistrelle maternity roost remains associated with the south elevation of the dwelling and is not currently proposed to be directly affected by the revised extension scheme. On this basis, the report concludes that the current proposals, as presently submitted and assessed, would not result in direct impacts to known bat roosts. Any amendments to the scheme that would affect known roost features, including the hanging tiles or soffit box on the south elevation, may require a licence and further survey and assessment.

Under the Conservation of Habitat Regulations, 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. Any works undertaken pursuant to the 2025 Natural England licence must have been carried out in accordance with the terms of that licence; failure to do so would constitute a breach of the licence and the Habitats Regulations. The provided Bat Survey Report states that no further work to the hanging tiles or soffit box is proposed but any removal or replacement of the hanging tiles in the future would result in the destruction of the soprano pipistrelle maternity roost. The works should be carried out under a non-licensed method statement as a precautionary approach to avoiding impacts on bats, outlined within the Design & Access Statement, to be secured by condition. The applicant is advised that a Natural England licence may be required before any work is undertaken to implement this planning permission.

~~Insufficient information has currently been submitted to confirm what mitigation was secured under the previous Natural England licence, whether that mitigation has been implemented, and whether the current drawings adequately reflect any retained or required bat mitigation measures. 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.~~

Sufficient information has been submitted to establish what mitigation was secured under the 2025 Natural England licence and how those requirements relate to the current proposals. The submitted licence, method statement, approved drawings and monitoring information confirm that the current proposals are confined to areas of the property where no bat roosts have been identified and are not expected to result in direct impacts to known bat roosts. Subject to the recommendations contained within the submitted ecological reports being implemented, it is considered likely that the functionality of habitats within the site, and their availability for foraging and commuting bats, will not be adversely affected.

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 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.

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.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to

deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for nesting birds, bats, and hedgehogs.

Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Locations should be chosen in consultation with a professional ecologist to ensure they are appropriately positioned, and the following details must be provided: location, number, type (include make/model, if appropriate) and positioning (height, aspect, surrounding habitat, as applicable). The locations of these features must be provided on site plan/elevation drawings (see condition below) and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

CONDITIONS:

1. Compliance with submitted documents

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

- Fig D: Impacts. 14 February 2025. West Lodge, Barford St. Martin, Wiltshire;
- Fig E3: Mitigation and Compensation. 14 February 2025. West Lodge, Barford St, Martin, Wiltshire;
- Fig E4: Monitoring. 14 February 2025. West Lodge, Barford St. Martin, Wiltshire;
- Bat Survey Report. July 2026. Stark Ecology Ltd;
- Appendix 1 and 3 of the Design & Access Statement. ASJ Design.

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

2. Construction method Statement (CMS)

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 Priority Habitat Deciduous Woodland, Bats and Known Bat Roosts, River Avon SAC.

The 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.

3. Bat Mitigation

The roost and access point opportunities to be created for bats, as detailed in the submitted Bat Survey Report (July 2026. Stark Ecology Ltd) and Fig E3: Mitigation and Compensation (14 February 2025. West Lodge, Barford St, Martin, Wiltshire), 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.

4. 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 bat boxes, bird boxes 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.

5. Lighting

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:

Bat Roost

The roof space of West Lodge, West Street, Barford St Martin, Salisbury, SP3 4AH 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.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	08/09/2026