

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	31/12/2025, 03/02/2026, 16/09/2026
Application number:	PL/2025/08707
Proposal:	The proposed development involves the demolition of the garage, flat and workshop with the erection of eight seven houses and associated gardens over the plot.
Site address:	Tisbury Motors Ltd, High Street, Tisbury, Salisbury, SP3 6HF
Case officer:	Becky Jones

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	BNG	Environment Act 2021	31/12/2025 -Condition assessment sheets	03/02/2026 - YES
	River Avon SAC	Habitat Regs	16/09/2026 -Details and plans of SuDS -Updated nutrient budget 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:

- Design & Access Statement, Historic Building Advisory Service
- Existing and Proposed Landscaping, Historic Building Advisory Service, February 2025
- Bat Emergence Surveys and Mitigation Report, Darwin Ecology, June 2024
- Biodiversity Net Gain Assessment, Darwin Ecology, August 2025
- Statutory Biodiversity Metric, Nathan Biggs, June 2025
- [Condition assessment sheets](#)

The site comprises a garage, flat, workshop and parking area proposed for removal and replacement with 8 dwellings. The town-centre site is neighboured by buildings and gardens in all directions, with a garden to the southwest containing a small woodland patch. There are grassland fields ~200m west and east, and watercourses 430m southwest and 300m southeast. A previous application for the erection of 10 dwellings was withdrawn (PL/2021/04262).

COMMENTS:

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.

The submitted nutrient calculation calculated a total phosphorus budget of 0.75 kg TP/year pre 2030 and 0.23 kg TP/year post 2030.

The following issues were identified:

- The SuDS tab includes 0.12 ha – which is the entire site area – of SuDS, and:
 - the proposed SuDS cannot cover the full 0.12 ha, as hardstanding/buildings will cover at least 0.08 ha of the site post-development (as per the BNG measurements). As it stands, the buildings and hardstanding do not represent SuDS.
 - The SuDS are described in the nutrient budget as “*soakways can be placed within private back or front gardens [...] and attenuation tanks in forecourts of lower block*”. However, details of these SuDS features (including locations, formation, infiltration processes, etc.) have not been shown on any plans, and it is not clear how these features would aid any phosphorus removal. It is noted that the Drainage Officer response states “*The only accessible space for SuDS is the existing forecourt areas [...]. It is not possible to locate a soakaway here*”. It therefore appears that SuDS may not be feasible at this site. Further information is required. Alternatively, the applicant should remove the SuDS entry from the nutrient calculator.
- The existing land use is entered as ‘residential urban land’ when the site is primarily used commercially. However, it is accepted that there is also a flat above the garage. As such, I recommend that this tab should be updated to include two rows – one with a value for residential urban land, and value for commercial urban land.

The calculation must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculation must be approved by the council to enable the AA to be undertaken, which must be completed, and the conclusion agreed with Natural England prior to the application being determined.

The applicant may wish to consider securing council credits at determination (therefore the council’s strategic Appropriate Assessment would be applicable), or post-determination (requiring bespoke AA).

Guidance on completing the phosphorus budget is available on our website ([Phosphorus and nitrogen mitigation - Wiltshire Council](#)). This webpage also contains information on the options available for developments to achieve nutrient neutrality.

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within consultation zones for Barbastelle and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC.

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 must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas.

Given the type and size of green habitats to be lost (0.017 ha of vegetated garden and 0.005 ha of ruderal vegetation), it is not likely that the site provides significant foraging or commuting opportunities for Barbastelle, Greater Horseshoe, or other Annex II bats. Appropriate survey work has also demonstrated that the building is largely unsuitable for use by roosting bats, with roosting bats absent from emergence surveys and low bat activity recorded in general.

As such, it is concluded that given the scale and nature of the currently proposed development, there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Bat surveys

The building is flat-roofed with few roosting opportunities for bats, it has no internal void and is frequently disturbed/in use. A preliminary roost assessment and subsequent emergence survey were undertaken in 2022. In May 2024, an update emergence survey was undertaken. In all instances, no evidence of roosting bats was recorded. It is understood that no Annex II species were recorded foraging or commuting nearby. These results are still considered valid, but the applicant should note (as advised in the bat survey report) that updated survey work will be necessary should the works not commence within two years of the previous survey.

Given the presence of core roosts within the region, as well as the groups of trees, hedges and wider garden space within the vicinity, a condition should be attached to any planning permission to ensure no new external lighting is installed unless lighting plans are submitted to and approved by the Local Planning Authority in writing.

In line with the bat survey report's recommendations, enhancements for bats should be incorporated into the development. This should be secured via a condition.

Other protected and notable species

Given the habitats present (largely hardstanding and a building) and lack of trees/other vegetation to be removed, the proposals are unlikely to significantly adversely affect species such as reptiles and badgers. Nonetheless, the applicant should note that 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. Works should not take place that will harm nesting birds (such as building demolition) from March to August inclusive. 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.

In line with CP50 and the NPPF, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. Therefore, as above, ecological enhancements (further to bat enhancements) should include improvements for other taxa such as the house martin cups and wildlife-friendly plantings recommended in the bat survey report. Enhancements should also include swift bricks, particularly considering the records of swifts at adjacent properties.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation and map ('*Statutory Biodiversity Metric, Nathan Biggs, June 2025*'; '*Biodiversity Net Gain Assessment, Darwin Ecology, August 2025*') confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.49 Habitat units
	0.02 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

The following issue must be addressed in the baseline prior to determination:

Condition assessments: The condition assessment sheets for the baseline habitats have not been submitted. This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination. Further, photographs supporting the ecology documents would be gratefully received.

The condition assessment sheets have now been provided and correspond with the data inputted into the Statutory Metric and BNG report. Therefore, the above issue has been sufficiently addressed.

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

Ecologist Abi Gazzard	Date
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