

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	16/09/2026
Application No:	PL/2026/04819
Proposal:	Demolition of existing store outbuilding and lean-to
Site Address:	Outbuildings at Teffont Manor, Teffont Evias, Wiltshire, SP3 5RJ
Case Officer:	Hayley Clark

Recommendations:

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

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.

Information considered:

- Buildings at Teffont House Hotel, Teffont Evias, Preliminary Roost Assessment, Fenswood Ecology, July 2026
- Proposed Plans, Dolman Surveyors, June 2026
- Existing Plans, Dolman Surveyors, June 2026

COMMENTS:

This application is for the demolition of existing store outbuilding and lean-to. The building used for ancillary storage and the lean-to is currently vacant. The Preliminary Roost Assessment demonstrates that the structures are largely constructed of material not suitable for bat roosting, with considerable drafts and high internal light levels. Therefore, the buildings were considered to have negligible suitability for roosting bats.

The PRA also demonstrates that the two structures are considered to have low suitability for nesting birds. However, as a precaution work on the buildings should take place outside of the bird nesting season (March – August inclusive) to avoid potential disturbance. If this is not possible the report recommends that nesting bird check should be completed by an ecologist before work begins.

The boundary wall, around which the structures are built, will be retained and made good. Although in good condition at time of survey, this structure may provide roosting crevices and nesting opportunities in future and additional enhancements can be added to this structure as part of the proposal. Enhancements will be secured by condition.

No additional lighting is proposed as part of this application.

Habitats Regulation Assessment (HRA)

Chilmark Quarries Bat SAC

The development is within the following consultation zones associated with the Chilmark Quarries Bat SAC: Barbastelle 6km SAC Parcel Buffer, Bechstein 1.5km SAC Parcel Buffer, GHS 4km SAC Parcel Buffer, LHS 2km SAC Parcel Buffer.

The PRA has shown that the structures to be demolished offer negligible potential for roosting bats. There are no habitats directly adjacent to the site that will be impacted and demolition phase disturbance is likely to be limited and temporary in nature due to the small scale of works. The boundary wall will be retained providing a potential linear feature that some bat species may use in the future. No additional lighting is proposed.

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 scale and nature of the development, there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimis. 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.

Hampshire River Avon Catchment

The development falls within the Hampshire River Avon catchment where additional overnight accommodation may increase the nutrient burden on SAC habitats. No increase in overnight accommodation is proposed.

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Compliance with CP50 (no net loss etc)

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 N2:3). Enhancements in the form of bat and bird boxes on the retained wall will be secured by condition.

Biodiversity Net Gain (BNG)

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: 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 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.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Buildings at Teffont House Hotel, Teffont Evias, Preliminary Roost Assessment, Fenswood Ecology, July 2026

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

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 boxes, bird boxes 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.

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

Ecologist	Date
Patrick Olshansky	16/09/2026