

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	23/09/2026
Application No:	PL/2026/04879
Proposal:	Convert existing storage shed / barn for ancillary accommodation by adding 1st floor to part of building.
Site Address:	Weaveland Farmhouse, Hindon Lane, Tisbury, Salisbury, SP3 6QE
Case Officer:	Daniel Jacobs

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Bat activity survey competence not stated in the survey report.	WCA, CHSR, CP50, NPPF	Amended Bat Emergence Survey Report (Wessex Ecology, 21st July 2026)	No

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.

Information considered:

- Bat Emergence Survey Report (Wessex Ecology, 21st July 2026)
- Proposed Front (east) and Back (west) Elevations (Comparelli Architect, 19th July 2026)
- Proposed Gable Elevations and Cross Section (Comparelli Architect, 19th July 2026)

COMMENTS:

The proposal is to add a first floor and a small extension to an existing barn and to convert the building into ancillary accommodation. The building is roughly 28m x 6m. The first floor will be added over roughly half of the existing building. External and internal alterations are proposed across the building.

The building is located at Weaveland Farm on the western outskirts of Tisbury. The farm complex contains other buildings and gardens but is mostly covered by scrub, trees and a pond and is bounded by hedgerow.

The site is surrounded by intensive agriculture but there are narrow field boundary hedgerows leading to more substantial habitats within the local landscape.

Protected Species

Bats

A Bat Emergence Survey Report (Wessex Ecology, 21st July 2026) has been submitted. This report provides the results of a desk study, PRA and emergence surveys onsite. The desk study found Bat EPSL records for species including horseshoe and barbastelle within 2km. Although no evidence of bats was recorded internally or externally, the PRA found that the building had high bat roost potential due to a high number of gaps and a large inaccessible loft space. Three emergence surveys took place between May and July 2026 by a team of ecologists using bat recording equipment and infra-red video cameras. A maximum of one emergence by a common pipistrelle from the same point was recorded over the three surveys. As external and internal alterations are proposed across the building, it is highly likely that this roost will be lost.

A European Protected Species (EPS) Bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology, sufficient information has been provided to ensure that favourable conservation status of common pipistrelle can be maintained should the application be approved. Please note that planning permission does not override the statutory protection afforded to any such species.

The survey report recommends that a mitigation bat box is installed prior to commencement and maintained throughout the construction phase. Pre-commencement bat checks, construction timing and contingencies are also outlined in the report. The installation of a bat brick is proposed to compensate the loss of one pipistrelle day roost. Development should carry out following these recommendations and/or the conditions of a forthcoming licence. These recommendations will be secured via approval of the Bat Emergence Survey Report (Wessex Ecology, 21st July 2026).

The proposal does not include lighting specifications, however, any external lighting installed as part of the development 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, and must avoid illumination of suitable bat habitat both on- and off-site. A lighting condition will be added to any permission.

Issue 1: Competency of the surveyors carrying out the bat activity surveys is not specified in the Bat Emergence Survey Report. Minor amendment to the report is required.

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.

Habitats Regulation Assessment (HRA)

The site is approximately 1.5 km from Fonthill Grottoes SSSI and 3.7km from Chilmark Quarries SSSI. Although suitable commuting and foraging habitat is present onsite, the site itself is relatively isolated by intensive agriculture. There is some limited connectivity to more suitable grassland and woodland habitats in the wider landscape via the site boundary hedgerows, indicating that Annex II species may be present from time to time, however, no Annex II bat evidence or activity was recorded onsite at the time of survey suggesting limited importance for these species. Furthermore, apart from the building alterations and some minor landscaping most of the remains unimpacted and unchanged for Annex II bats.

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 combined with the spatial separation between the SAC and the application site, 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 (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 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.

CONDITIONS:

Compliance with Submitted Documents

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

- Mitigation set out in Section 6.3 of the Bat Emergence Survey Report (Wessex Ecology, 21st July 2026).

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

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, hedgehog hibernacula and insect blocks 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.

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.

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

Ecologist	Date
Patrick Olshansky	