

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	02/10/2026
Application number:	PL/2026/00670
Proposal:	Replacement of conservatory with single storey and two storey rear extension, alterations to cottage and replacement garage
Site address:	Corton Glebe Cottage, 27, Upton Lovell, Warminster, BA12 0JW
Case officer:	Steven Vellance

Recommendations:

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

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, Sam James, V1
- Block Plan, Affinity Architects, January 2026, Rev A
- House Elevations As Existing, Affinity Architects, January 2026
- Elevations As Proposed, Affinity Architects, January 2026, Rev A

The site comprises an end-terrace dwelling where it is proposed to demolish a conservatory and erect a single- and two-storey extension, and replace a garage. The works will also impact an existing lean-to (to be retained) and roof.

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

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 additional overnight accommodation, 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

The house was found to have moderate suitability for use by roosting bats, with some lifted roof tiles and a gap at the fascia board. As such, in accordance with accepted guidance, two emergence surveys were undertaken in May 2026. No evidence of bats emerging from the building was identified. As such, the works are considered unlikely to negatively impact roosting bats, and a licence is not required for the proposal to proceed.

As noted in the survey report, should bats or any signs of bats be found during the works, all works should cease immediately and an ecologist contacted for further advice.

The applicant should also 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. 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.

As recommended in the ecology report, enhancements for nesting birds and/or bats would be welcomed. The applicant should consider adding an integrated nest box or bat tile to the proposed extension.

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 it 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.

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

Ecologist Abi Gazzard	Date 02/10/2026
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