

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	05/10/2026
Application No:	PL/2026/04431
Proposal:	Conversion of garage and store to form studio for ancillary residential use and erection of carport and store. Resubmission of PL/2026/01889 and PL/2026/02910
Site Address:	The Old Livery, Livery Road, Winterslow, Salisbury, SP5 1RJ
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:

- Bat Survey & Mitigation Reports (Aluco Ecology Ltd., My2026)
- Bat Survey & Mitigation Reports (Aluco Ecology Ltd., August 2026)
- Proposed Site Plan and Car Port Floor Plans and Elevations (July 2006)
- Proposed Plans and Elevations (July 2026)

COMMENTS:

The application is for householder planning permission to convert an existing garage for storage and ancillary use and erection of a new carport and store. This application is a resubmission of PL/2026/01889 and PL/2026/02910.

Upon review of previous application PL/2026/01889 we noted that a submitted bat survey found potential to support roosting bats. Therefore, additional bat survey work was requested in support of this application. No ecology response was provided for application PL/2026/02910.

Habitats Regulation Assessment (HRA)

Mottisfont Bat SAC 7.5km Buffer

The site falls within 7.5km of the Mottisfont Bat SAC designated for its woodland that supports an important population of the rare barbastelle bat. Development within this 7.5km range of the SAC woodland must be assessed for its potential to cause impacts upon functionally linked habitats that support the sites qualifying species.

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 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.

New Forest Protected Sites 13.8km Recreation zone of influence: New Forest SPA SAC Ramsar Recreation 13.8km

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 nature of the development (no new overnight accommodation), 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.

River Test Catchment: Lower Test and Southampton Streams

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 nature of the development (no new overnight accommodation), 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.

Non-Statutory Sites (LWS)

The proposed development is within 15m of Tytherley Common ancient woodland. The development is small scale, contained within an existing development footprint with limited wildlife potential and separated from the ancient woodland by an existing road. As a result, no increased impact on the ancient woodland are predicted.

Protected Species

Bats

A preliminary roost assessment was carried out on the 22 April 2026 by a suitably qualified ecologist. This assessment covered the existing garage and wider site. There are known roosts in adjacent houses, the site is in an area of high bat roost density and near suitable woodland habitat for bats. The site is largely developed and of limited suitability for commuting and foraging bats, however, potential roosting areas and gaps were located within the garage in the roof and ridge tiles. The garage was evaluated as having 'low-moderate potential'. Two dusk emergence surveys and one static detector recording were carried out to characterise the roosts. Surveys indicate that there will be loss of occasional, non-breeding night and feeding roosts for low numbers of Natterer's Bat (1) and Common (1) and Soprano Pipistrelle (1). Bat mitigation is addressed below.

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 Natterer's Bat and Common and Soprano Pipistrelle can be maintained should the application be approved.

No evidence of bird nesting activity was recorded. The site is within a GCN amber risk zone; however, the development is restricted to existing hardstanding which is not suitable to support this species. Therefore, there is unlikely to be any impact on GCN.

Compliance with CP50 (no net loss etc)

An appropriate and sufficient mitigation strategy is provided within the Bat Survey & Mitigation Report (Aluco Ecology Ltd., August 2026). The development will be carried out in strict accordance with this mitigation strategy; compliance will be secured by condition.

As long-term compensation and enhancement, two concealed bat boxes (2) will be installed on the new building. Wooden cladding will also be installed with gaps to provide further roosting opportunities (1+). Rustic clay tiles roofing, tile access and suitable roofing membranes will also be installed to provide additional roosting opportunities (1+). The open car port may also provide additional night roosting opportunities. Based on these proposals sufficient compensation and enhancement will be provided in line with Bat Mitigation Guidelines, CP50 and NPPF.

An indicative plan of the locations of these features is attached to Bat Survey & Mitigation Report (Aluco Ecology Ltd., August 2026). However, not all features have been shown on this plan based on the recommendations of the report, including those installed prior to commencement and those to be installed on the extension. Furthermore, these features should be secured for the lifetime of the development. Therefore, an enhancement condition should be added to the permission.

Although no specific details regarding the proposed lighting have been submitted, any future lighting is expected to remain proportionate to the minor scale and character of the development. To protect local wildlife, artificial site lighting must not illuminate any existing or proposed bat roosting sites or ancient woodland habitat beyond the site boundaries. A lighting condition will be added to the permission to secure an appropriate lighting design.

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.

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:

The following, or similarly worded, conditions are recommended:

1. Compliance with submitted documents

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

- Mitigation Strategy detailed in Section 4.0 (Mitigation for Bats) of the Bat Survey & Mitigation Report (Aluco Ecology Ltd., August 2026).

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

2. 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, 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.

3. 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	05/10/2025