

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	06/10/2026
Application number:	PL/2026/04842
Proposal:	External and internal alterations to an existing agricultural barn
Site address:	Meadow View, Agricultural Building to the North of Drakes Corner, Ford, Salisbury, SP4 6DH
Case officer:	Hayley Clark

Recommendations:

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

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecological Survey Report. July 2026. BatCraft
- Planning Statement. July 2026. Atlas Planning

Protected and Notable Species

The site is located in the settlement of Ford on the north eastern edge of Salisbury. The site is bounded by agricultural land to the north, east and west with the River Avon running across the northern boundary.

Bats surveys of the existing buildings were undertaken by BatCraft in July 2026. The buildings were assessed as having negligible potential to support roosting bats as the existing building provides light ingress, water ingress and an unstable climate for roosting bats. No further surveys were recommended by Bat Craft.

The application site lies just outside of the 20m buffer area of the River Avon Special Area of Conservation (SAC) and is therefore scoped out of AA as likely significant effects are not anticipated as works will not be required within the 20m zone. If however this should change, ecology will need to be reconsulted.

Habitat Regulations Assessment: 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 given the nature of the development which includes no additional 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.**

Recreation Mitigation Strategy for the New Forest Internationally Protected Site

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. 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 which includes no additional 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.**

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 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 as assessed from aerial photography); 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).

CONDITIONS:

1. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features as outlined in section 6.9 of the Preliminary Ecological Appraisal shall be submitted to the Local Authority on technical drawings for approval. The approved details shall be implemented for the lifetime of development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

2. 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.

INFORMATIVES:

Nesting 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

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 07/10/2026
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