

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	07/10/2026
Application number:	PL/2026/00377
Proposal:	Single storey rear infill extension & conversion of garage.
Site address:	The Old Vicarage, Wilsford, Pewsey, SN9 6HB
Case officer:	Hannah Brown

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 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:

- Preliminary Roost Assessment by Arbtech 20/04/2026
- Bat Emergence and Re-Entry Survey by Arbtech 19/07/2026
- EXISTING ELEVATIONS AND PLANS 16/09/2025 Drawing No: 1570-02
- PROPOSED ELEVATIONS AND PLANS 07/05/2026 Drawing No: 1570-04 rev: D

Matters Considered:

Habitats Regulations Assessment (HRA)

Salisbury Plain Special Protection Area (SPA)

This application site lies within the 6.4 km buffer zone of the Salisbury Plain Special Protection Area (SPA). The application is however not for residential development and therefore no associated increase in recreational pressure is anticipated. No other mechanism for adverse effect on the Salisbury Plain designated sites has been identified and Appropriate Assessment under Regulation 63 Conservation of Habitats and Species Regulations 2017 (as amended) is not required.

Hampshire River Avon Special Area for Conservation (SAC)

The site lies within the Hampshire River Avon SAC catchment. The proposal comprises alterations and extensions to an existing dwelling and the conversion of an existing garage to ancillary accommodation associated with the main dwelling. No additional dwellings or self-contained residential units are proposed.

The development will remain within the residential curtilage and is not expected to result in a material increase in wastewater discharge. Consequently, there is no credible pathway for likely significant effects on the Hampshire River Avon SAC through nutrient enrichment.

The works are confined to the existing residential curtilage and no direct impacts on the SAC or associated supporting habitats are anticipated. The proposal can therefore be screened out from Appropriate Assessment, as no likely significant effects on the Hampshire River Avon SAC are predicted, either alone or in combination with other plans or projects.

Protected Habitats and Species

The application is supported by a Preliminary Roost Assessment (Preliminary Roost Assessment by Arbtech 20/04/2026) and Bat Emergence Survey (Bat Emergence and Re-Entry Survey by Arbtech 19/07/2026). The surveys confirm the presence of bat roosts within both buildings on site, including a brown long-eared bat roost within Building B1 and three roosts within Building B2, comprising a common pipistrelle day roost, serotine day roost and brown long-eared transitional/occasional roost. The reports conclude that the proposed extension to Building B1 is unlikely to result in direct impacts to roosting features, whereas the conversion of Building B2 will result in the loss and modification of confirmed bat roosts.

The submitted survey information is considered sufficient, and the ecological findings and proposed mitigation measures are accepted. Drawing Proposed Elevations and Plans 07/05/2026 drawing no: 1570-04 rev: D demonstrates that a loft void will be retained within the converted Building B2, which will maintain roosting opportunities for void-dwelling bats. The additional bat box provision proposed within the ecological report is also considered acceptable. The development will require a European Protected Species Licence (EPSL), as identified within the submitted bat survey report.

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 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:

1. The development will be carried out in broad accordance with the following documents:
 - Bat Emergence and Re-Entry Survey by Arbtech 19/07/2026 Section Requirements & Enhancements
 - Proposed Elevations and Plans 07/05/2026 drawing no: 1570-04 rev: D

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

2. Artificial Lighting

All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Informative

Building B1 and Building B2 are used as bat roosts. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 07/10/2026
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