

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	08/10/2026
Application number:	PL/2026/04312
Proposal:	Two storey side extension and partially rebuilt 1st floor, removal of existing out buildings and replaced with 3 bay garage with ancillary accommodation over
Site address:	Holly House, Ansty Coombe Lane, Ansty, Salisbury, SP3 5PZ
Case officer:	Amy Houldsworth

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:

- Bat Emergence Survey Report 8th July 2026 by Wessex Ecology ref: 5751.2
- SE Elevation Proposed 12.08.2025 by COMPARELLI Architects
- SW and NE Elevations Proposed Rev A 23.07.2026 by COMPARELLI Architects
- Roof Plan Proposed 27.05.2026 by COMPARELLI Architects
- Design And Access Statement 10.07.2026 by COMPARELLI Architects

Matters Considered:

Habitats Regulations Assessment (HRA)

Chilmark Quarries Special Area for Conservation (SAC)

The application site lies within a consultation zone for bats associated with the Chilmark Quarries Special Area for Conservation (SAC) and therefore has potential to affect the qualifying features of that European site.

During bat surveys undertaken at the site, barbastelle bats, a qualifying species of the Chilmark Quarries SAC, a qualifying species of the SAC, were recorded foraging in the immediate vicinity of Building 1. However, no barbastelle bat roosts were identified within the application site and the species was not recorded emerging from, re-entering, or otherwise using the building proposed for alteration.

The proposed development relates to alterations and extensions to an existing residential property and there is no evidence that the works would result in the loss or deterioration of

habitat supporting the SAC qualifying species. Given that only an incidental activity record of barbastelle bats were and there is no evidence that the proposed works would result in the loss or deterioration of habitat supporting the SAC qualifying features. Given that the proposal relates to alterations and extension works to an existing residential property, with impacts limited to a surveyed area and no loss of functionally linked habitat identified, the development is not considered likely to have a significant effect on Chilmark Quarries SAC, either alone or in combination with other plans or projects. As such, the proposal can be screened out from Appropriate Assessment under the Habitats Regulations.

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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 development will not increase the number of residential units in the catchment and separation of more than 1.5km 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.

Protected habitat and species

The submitted bat emergence survey report (Bat Emergence Survey Report 8th July 2026 by Wessex Ecology ref: 5751.2) is considered suitable and proportionate to the proposed development. The surveys confirm that Holly House supports summer day roosts for brown long-eared, common pipistrelle and soprano pipistrelle bats. The report identifies appropriate mitigation and compensation measures, including provision of a dedicated bat loft, and confirms that the works will need to proceed under a European Protected Species Licence from Natural England. Subject to securing the recommended mitigation and enhancement measures, the proposals are considered acceptable in respect of protected species.

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 Survey Report 8th July 2026 by Wessex Ecology ref: 5751.2 6. Discussion and Requirements
- SE Elevation Proposed 12.08.2025 by COMPARELLI Architects
- SW and NE Elevations Proposed Rev A 23.07.2026 by COMPARELLI Architects

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

2. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to bats.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

3. No additional 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.

Informative

The roof space of building 1 is used as a bat roost. 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 08/10/2026
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