

The Guildhall
Market Place
Salisbury
Wilts
SP1 1JH



Contact: A Hunt, Senior Corporate Officer
Direct Line: 01722 342860
Email: planning@salisburycitycouncil.gov.uk
Web: www.salisburycitycouncil.gov.uk

Minutes

Meeting of	: Planning and Development Committee
Date	: 24 March 2025
Meeting held	: The Guildhall
Commencing at	: 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, J Bowell, C Hibbert, J King, C Stanway, and I Tomes

Officers: A Hunt

Also Present: Cllr Dalton, Nettle and J Wells

There were 2 members of the public present.

1. **Apologies:**

Cllr J King subbing for Cllr Hocking.
Cllr V Charleston sent apologies.
Cllr Stanway left the meeting at 7:30pm

2. **Public Questions/Statement Time:**

Two statements from Salisbury Swift Society regarding planning application
[PL/2025/01321](#) and [PL/2025/02208](#)

3. **Councillor Questions/Statement Time:**

No Councillor questions or statements were submitted.

4. **Minutes of the Previous Meeting:**

Due to the unavailability of the minutes from the previous meeting, it is moved that the approval of said minutes be deferred to the next scheduled meeting. This will allow members sufficient time to review the minutes once they become available.

5. **Declarations of Interest:**

C Hibbert declared non pecuniary interest in application [PL/2025/01282](#)

6. **Dispensations:**

No dispensations were requested.

7. **Chairman's Announcements:**

The Chairman announced that agenda items 9.2 through 18 will be moved to the beginning of the meeting.

8. **Salisbury City Planning Applications submitted since 14 February 2025:**

The Committee considered the following applications, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
Bemerton Heath			
N/A			
St Francis & Stratford			
8.1	PL/2025/01730	17 Cornwall Road, Salisbury, SP1 3NH Single storey rear & side extensions.	SCC comment design plan is within 1 meter of the boundary

8.2	PL/2025/01839	MISTRAL, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LH Yew - fell Scots Pine - fell Acadia - fell Holly - fell Witch Hazel - reduce by 40% Cherry - fell Crab tree - reduce by 40% Hedge – remove	SCC notes positive impact of trees on the conservation area and ask Tree Conservation Officer to inspect site with a view to keeping trees and allowing for a reduction in size as considered appropriate
8.3	PL/2025/01854	1 Juniper Drive, Salisbury, SP1 3RA Proposed 1st floor side extension.	SCC has no comment to make on this application
8.4	PL/2025/02147	SPINDLEBERRY, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LG Yew tree - reduce by 30% (3m) Cherry tree - reduce by 30% (2m) and crown lift by 1m	SCC has no comment to make on this application
8.5	PL/2025/01417	Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LG Removal of an area of wall and railing to allow the widening of the driveway.	SCC has no comment to make on this application
8.6	PL/2025/02174	3 PARSONAGE CLOSE, STRATFORD SUB CASTLE, SALISBURY, SP1 3LP T1 Willow T2 Holly - Fell.	SCC has no comment to make on this application
8.7	PL/2025/02363	6 ST LAWRENCE CLOSE, STRATFORD SUB CASTLE, SALISBURY, SP1 3LW Conifer – Fell.	SCC has no comment to make on this application

8.8	PL/2025/02381	St Francis Church, Beatrice Road, Salisbury, SP1 3PN Addition of new of PV panel arrays on to church roof.	SCC has no comment to make on this application
Milford			
8.9	PL/2025/01789	36 Milford Hill, Salisbury, SP1 2QX T1: Thuja plicata: Fell	SCC has no comment to make on this application
8.10	PL/2025/01832	12 Netheravon Road, Salisbury, SP1 3BJ Addition of a Porch & Carport and associated internal alterations.	SCC has no comment to make on this application
8.11	PL/2025/02030	21 TOLLGATE ROAD, SALISBURY, SP1 2JA T1 & T2 Yew trees - Cut back by 1m on the southern aspect to reduce encroachment T3 Beech - Crown raise to 4m by removing 4 small lowest limbs to lessen encroachment.	SCC has no comment to make on this application
8.12	PL/2025/01998	2 Millbrook, Salisbury, SP1 1NH Single storey rear extension and associated alterations.	SCC has no comment to make on this application
8.13	PL/2025/02366	5 Glenside Gardens, Salisbury, SP1 2RF Garage roof conversion & associated alterations.	SCC has no comment to make on this application
Fisherton & Bemerton Village			
8.14	PL/2025/02142	466 Devizes Road, Salisbury, SP2 9LX Demolish existing rear extensions and replace with single storey rear extension.	SCC has no comment to make on this application
8.15	PL/2025/02008	4 Queen Mary Road, Salisbury, SP2 9LD Replacement of left hand bay window on North East elevation (retrospective).	SCC has no comment to make on this application
St Paul's			

8.16	PL/2025/01516	<p>17 HIGHBURY AVENUE, SALISBURY, SP2 7EX</p> <p>Reduction of Sycamore tree to previous growth points cutting back to clear the adjoining houses, the tree branches do not grow at the same rates. The growth from the last cutback will range from 3 to 6 meters.</p>	SCC has no comment to make on this application
8.17	PL/2025/01491	<p>33 Bedford Road, Salisbury, SP2 7LP</p> <p>General refurbishment. Removal of existing dilapidated single storey lean to extension to be replaced with 2 storey rear infill extension, with minor fenestration alterations and associated internal reconfiguration.</p>	SCC has no comment to make on this application
8.18	PL/2025/01715	<p>8 BARKER CLOSE, SALISBURY, SP2 7FW</p> <p>T1 - Sweet Chestnut - Reduction of height by 2-3m. Reduction of Westerly lateral limb by 3m, Easterly lateral limbs by 1-2m, Northerly limbs by 2-3m, Southerly limbs by 2-3m.</p>	SCC has no comment to make on this application
8.19	PL/2024/10238	<p>163-165 Fisherton Street, Salisbury, SP2 7RP</p> <p>One storey upward extension to facilitate creation of two (Use Class C3) residential units at 163-165 Fisherton Street. Provision of cycle storage and associated landscaping.</p>	SCC still object due to concern of loss of light to Egerton Place, Design of Flat 2 bedroom window leaves a lack of light to room due to close proximity of neighbouring flat wall and SCC also note highway objections
8.20	PL/2025/02140	<p>42 York Road, Salisbury, SP2 7AT</p> <p>42a is currently being used as a hairdresser, it has been in continuous use for over 10 years. It is approx. 18sqm . The proposal would be to change use to C3 to form back to the original</p>	SSC object in line with the highway

		house of 42 York Road. No new dwellings will be created, minor works will be needed to re configure this space back into the main property of 42 York Road.	department comment
8.21	PL/2025/02208	<p>Former SSE substation, Hulse Road, Salisbury, SP1 3NA</p> <p>Clearance of site, partial demolition of building, Construction of 2no. 2.5 storey dwellings and associated works.</p>	SSC comment in support of Salisbury and Wilton swifts comments. and additional bat boxes
St Edmund's			
8.22	PL/2025/01228	<p>91 Castle Street, Salisbury, SP1 3SP</p> <p>Creation of a small cupboard/storage space for Oriel Cottage inside the rear of the adjoining No 91 Castle Street by inserting an additional internal division inside No 91. There will be a cupboard door in the (?1979) party wall between the two properties where there is an existing temporary opening. This will enable the vertical timber to an original 15th century door to be shown inside No 91, for which the ogee door head is visible in the first floor. Some of the internal non-structural partitions inserted in 1998/2016 will also be removed.</p>	SCC has no comment to make on this application
8.23	PL/2025/01250	<p>31 BROWN STREET, SALISBURY, SP1 2AS</p> <p>Variation of condition 2 of S/2010/651/CU relating to type of business use.</p>	SCC has no comment to make on this application
8.24	PL/2025/01321	<p>59A Park Street, Salisbury, SP1 3AT</p> <p>Demolition of existing building and the erection of five new dwellings, plus landscaping and associated works.</p>	SCC object due to over development, lack of car parking and support the provision of swift and bat boxes
8.25	PL/2025/01939	<p>30 Marlborough Road, Salisbury, SP1 3TH</p> <p>Proposed 1st floor rear extension.</p>	SSC comment to note

			neighbours' concerns
8.26	PL/2025/01282	Chequers Court, 37 Brown Street, Salisbury, SP1 2AS Replace existing aluminium windows with new UPVC windows.	SCC has no comment to make on this application
8.27	PL/2025/02121	61 ST MARKS ROAD, SALISBURY, SP1 3AY Sycamore tree - reduce branches away from the building by up to 3 meters and remove low branches to raise the canopy to 5 meters from ground level to give adequate clearance from the building and to give adequate clearance over the road and pavement.	SCC has no comment to make on this application
8.28	PL/2025/01923	Land between Wyndham Terrace and College Street, Salisbury Raising of the existing boundary wall to Wyndham Park along Wyndham Terrace to low level. Install a fence and plant a native hedge row.	SCC has no comment to make on this application
8.29	PL/2025/01539	The Guildhall, Market Place, Salisbury, SP1 1JH Redevelopment of public toilets in the Market Square to include the closure and conversion of the existing toilets to provide storage with associated works to the access stairs including part demolition of western above ground stair wall. Erection of a new detached single storey toilet block.	SCC has no comment to make on this application
8.30	PL/2025/02137	7 Wyndham Road, Salisbury, SP1 3AA Single storey side extension, removal of existing rear lean-to roof and replacing at raised height.	SCC has no comment to make on this application
8.31	PL/2025/01395	41 Estcourt Road, Salisbury, SP1 3AS4 Change of use of retail unit to residential, internal alterations.	SCC noting provision of kitchen withdraw previous comment

8.32	PL/2024/11504	Peartree Serviced Apartments, 17-19 Mill Road, Salisbury, SP2 7RT Proposed installation of PV panels on existing roofs.	SCC has no comment to make on this application
8.33	PL/2025/01563	56 Castle Street, Salisbury, SP1 3TS Replacement of externally illuminated shop fascia, new window signage and proposed hanging sign.	SCC has no comment to make on this application
8.34	PL/2025/01550	56 Castle Street, Salisbury, SP1 3TS Revised ground floor plan layout to provide treatments rooms using studwork/plasterboard. Replacement of externally illuminated shop fascia, new window signage and proposed hanging sign.	SCC has no comment to make on this application
Harnham West			
8.35	PL/2025/01222	16 Norfolk Road, Harnham, Salisbury, SP2 8HG Application for a drop kerb in front of the house.	SCC has no comment to make on this application
8.36	PL/2025/01187	Land South of Netherhampton Road, Salisbury Approval of Reserved Matters in Respect of Appearance, Landscape, Layout, and Scale, Pursuant to Planning Permission Reference (19/05824/OUT) for the Development of Phase 2 of the Country Park.	SSC Object to planting schedule as not inline with Salisbury Neighbourhood Development Plan Policy 10. SCC supports the comments from Salisbury Area Greenspace Partnership
8.37	PL/2025/01365	Whitfield, Old Blandford Road, Salisbury, SP2 8DE Construction of two storey extension including double garage and associated works.	SCC has no comment to make on this application

8.38	PL/2025/01507	1 Old Shaston Drove, Coombe Bissett, Salisbury, SP5 4JS Two storey side extension, loft conversion, new garage and demolition of outbuildings.	SCC has no comment to make on this application
8.39	PL/2025/01621	Drove End, Old Blandford Road, Salisbury, SP2 8DE Proposed two and single storey extensions and alterations.	SCC has no comment to make on this application
8.40	PL/2025/01733	58 Harnwood Road, Harnham, Salisbury, SP2 8DB Proposed single storey and first floor extensions and alterations.	SCC has no comment to make on this application
8.41	PL/2025/02023	51 Bouverie Avenue, Salisbury, SP2 8DU Single storey extension to rear of property.	SCC has no comment to make on this application
Harnham East			
8.42	PL/2025/01743	7A, The Close, Salisbury, SP1 2EF Proposed Internal Alterations and the Retention of French Doors to the Rear Courtyard.	SCC has no comment to make on this application
8.43	PL/2025/02002	113 Dolphin Street, Salisbury, SP1 2BL Rear Extension.	SCC has no comment to make on this application
8.44	PL/2025/02061	113 Dolphin Street, Salisbury, SP1 2BL Rear Extension.	SCC has no comment to make on this application
8.45	PL/2025/02402	Bishop Wordsworth's School, Exeter Street, Salisbury, SP1 2ED G01 Tree & Shrubs - Yew, Laurel and Pittosporum, prune clear from structure/building to give 1.5 - 2 metres clearance of whole group. T05 Ash - Fell to ground level, due to prolonged infection from Ash Dieback. T07 Turkish Hazel - Prune clear from structure/building to give 2 metres clearance.	SCC has no comment to make on this application

		<p>T13 Holm Oak - Prune clear from structure to give 2 metres clearance.</p> <p>T27 Sycamore - Prune clear from overhead services and pole to give 1.5 metres clearance and remove stubs/dead from adjacent T30 Pine.</p> <p>T28 Silver Birch - Fell to ground level, poor specimen tree.</p> <p>T29 Bay - Fell to ground level.</p> <p>T31 Prunus - Fell to ground level.</p>	
8.46	PL/2025/02404	<p>Land North of East Harnham Dairy Farm, Britford Lane, Salisbury, SP2 8AL</p> <p>T32 Cherry - Raise low canopy to 3 metres above ground level.</p> <p>T38 Hornbeam - Raise low canopy to 3 metres above ground level and remove basal growth/epicormics.</p> <p>T39 Beech - Raise low canopy to 3 metres above ground level.</p> <p>T49 Lime - Raise low canopy to 3 metres above ground level and remove basal growth/epicormics.</p> <p>T51 Lime - Raise low canopy to 3 metres above ground level and remove basal growth/epicormics.</p> <p>T53 Lime - Raise low canopy to 3 metres above ground level and remove basal growth/epicormics.</p> <p>T54 White Poplar - Remove crossing branch, rubbing on the adjacent main stem.</p> <p>T62 Horse Chestnut - Fell dead tree.</p>	SCC has no comment to make on this application
8.47	PL/2025/02114	<p>Orchard Cottage, 80a Britford Lane, Salisbury, SP2 8AJ</p> <p>Ground Floor single storey front extension and replacement of existing rooflight to bathroom with dormer window.</p>	SCC has no comment to make on this application

9. **Late Business:**

The Committee considered late business, and it was:

Resolved that:

	Application number	Site address and proposal	Comment
9.1	<u>PL/2025/02416</u>	Pavement opposite 1-3 Milford Street, Salisbury , SP1 2AJ Installation of digital communications kiosk, defibrillator and ancillary advertisement.	SCC object to digital advertising in conservation area, loss of cycle rack and distraction to road and pedestrian safety.
9.2	<u>PL/2025/02642</u>	Pavement opposite 1-3 Milford Street, Salisbury , SP1 2AJ Installation of digital communications kiosk, defibrillator and ancillary advertisement.	SCC object to digital advertising in conservation area, loss of cycle rack and distraction to road and pedestrian safety.
9.3	<u>PL/2025/02644</u>	Pavement outside 41-45 Blue Boar Row, Salisbury , SP1 1DB Installation of 1no. black digital communications kiosk, defibrillator and ancillary advertisement.	SCC object to digital advertising in conservation area,
9.4	<u>PL/2025/02417</u>	Pavement outside 41-45 Blue Boar Row, Salisbury , SP1 1DB Installation of 1no. black digital communications kiosk, defibrillator and ancillary advertisement.	SCC object to digital advertising in conservation area,

9.5	PL/2025/02449	<p>Unit 1, Mitchell Road, Salisbury, SP2 7PY</p> <p>Installation of cladding on the roof and walls of existing building.</p>	SCC has no comment to make on this application
9.6	PL/2023/10980	<p>Land known As Phase A2B, Land North West of Fugglestone Red and Bemerton Heath, Salisbury</p> <p>Reserved matters application for Phase A2B pursuant to outline consent S/2012/0814 relating to access, layout, scale, appearance and landscaping for the erection of 165 dwellings and associated works.</p>	<p>SCC</p> <p>Reiterate previous comments</p> <ul style="list-style-type: none"> - It is good to see that Air Source Heat Pumps are recommended but these should be for the whole development not just the social housing. There still appears to be no consideration for EV chargers, UV panels provisions and ecological provisions such as swift bird boxes and hedgehog friendly fences. All play equipment should be disabled friendly.

			<p>Additionally: Reptile and ecology mitigation surveys are out of date with the evolved dormant environment.</p> <p>Phase A2B note that the welfare and car parking area for the construction of this phase has recently been developed with housing, presume site will be at the northern end, but this will need clarifying.</p> <p>Proposed Hastings house type, Dallington mid terrace & Woodford mid terrace no window for bathrooms seems very poor and unacceptable for ventilation - great for</p>
--	--	--	---

			<p>mould and encouraging damp on neighbouring properties and could impact on a lot of properties. It would make more sense to have first and second storey toilet and wash facilities with rear windows?</p> <p>Wellspring house type - unknown possibly pretend stone cladding? If so at odds with established character of estate.</p> <p>Redhill unsure of proposed building materials - odd design, 2 bed living accommodation sat above ground floor two single garages and</p>
--	--	--	--

			<p>a drive thru or over three single garages. SCC additionally object to Redhill proposals due to leasehold & freehold complexities.</p> <p>As with previous objections, please avoid use of upper storey tile or wood cladding and avoid painted upper storey surfaces.</p> <p>Seacombe house, acceptable but bizarre dual access to toilet between bedrooms 3 & 4.</p>
9.7	PL/2025/02327	<p>1 St Ann Square, Eyres Way, Salisbury, SP1 2FJ</p> <p>Erection of timber framed double garage.</p>	<p>SCC has no comment to make on this application</p>
9.8	PL/2025/01288	<p>Kerrakee Cottage, 60A Queen Alexandra Road, Salisbury, SP2 9LA</p> <p>Dormer extension.</p>	<p>SCC has no comment to</p>

			make on this application
9.9	PL/2025/02757	<p>Land opposite 21A North Walk, Salisbury, Wiltshire, SP1 2EB</p> <p>Two Lime trees - Raise the lower canopy on both trees to reduce overhang over the footpath and road.</p>	SCC has no comment to make on this application
9.10	PL/2025/02764	<p>5, THE CLOSE, SALISBURY, SP1 2EF</p> <p>Large Maple tree - Remove some lower branches to reduce overhang near to the building.</p>	SCC has no comment to make on this application
9.11	PL/2025/01923	<p>LAND BETWEEN WYNDHAM TERRACE AND, COLLEGE STREET, SALISBURY</p> <p>Lowering of the existing boundary wall to Wyndham Park along Wyndham Terrace and install fencing.</p>	SCC has no comment to make on this application
9.12	PL/2024/09449	<p>The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ</p> <p>Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar.</p>	SCC has no comment to make on this application
9.13	PL/2024/09842	<p>The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ</p> <p>Extensions and Internal and External Alterations to the Grade II Listed Hotel Including Diversification of the Existing Class C1 Hotel Use involving Redevelopment of the existing 22-bedroom hotel into a 13 suite 5-star, luxury hotel with bar, restaurant, courtyard garden and rooftop terrace bar.</p>	SCC has no comment to make on this application
9.14	PL/2025/02628	<p>307 DEVIZES ROAD, SALISBURY, SP2 9LU</p> <p>Proposed Loft Conversion, Two and Single Storey extensions and alterations.</p>	SCC has no comment to make on this application

9.2 Highways Improvement Request Form – Bus stop at the bottom of The Valley, Bemerton Heath

The committee considered the highway improvement request form for disabled access to bus stop at the bottom of The Valley, Bemerton Heath, and it was:

Resolved that:

9.2.1 – SCC support the application.

Proposed by: Cllr J Howell

Seconded by: Cllr T Corbin

A vote was taken, and it was **agreed**.

9.3 Highways Improvement Request Form – St Mark's Road

The committee considered the highway improvement request form for St Mark's Road and it was:

Resolved that:

9.3.1 – SCC support the application.

Proposed by: Cllr J King

Seconded by: Cllr C Hibbert

A vote was taken, and it was **agreed**.

10. Highways Improvement Request Form – Hudson Road & Stratford Road

The committee considered the highway improvement request form for Hudson Road & Stratford Road, and it was:

Resolved that:

10.1 – SCC support the application.

Proposed by: Cllr I Tones

Seconded by: Cllr J King

A vote was taken, and it was **agreed**.

11. **Highways Improvement Request Form – Stratford Road pavement**

The committee considered the highway improvement request form for Stratford Road pavement, and it was:

Resolved that:

11.1 – SCC support the application.

Proposed by: Cllr J Howell

Seconded by: Cllr J King

A vote was taken, and it was **agreed**.

12. **Highways Improvement Request Form – Junction of Radnor Road & Beatrice Road**

The committee considered the highway improvement request form for Junction of Radnor Road & Beatrice Road, and it was:

Resolved that:

12.1 – SCC support the application.

Proposed by: Cllr C Hibbert

Seconded by: Cllr A Riddle

A vote was taken, and it was **agreed**.

13. **Highways Improvement Request Form – Southampton Road bike lane**

The committee considered the highway improvement request form for Southampton Road bike lane, and it was:

Resolved that:

13.1 – SCC support the application.

Proposed by: Cllr A Bayliss

Seconded by: Cllr A Riddle

A vote was taken, and it was **agreed**.

14. **Highways Improvement Request Form – Castle Street**

The committee considered the highway improvement request form for Castle Street, and it was:

Resolved that:

14.1 – SCC support the application.

Proposed by: Cllr A Riddle

Seconded by: Cllr J Bolwell

A vote was taken, and it was **agreed**.

15. **Highways Improvement Request Form – Park Street**

The committee considered the highway improvement request form for Park Street, and it was:

Resolved that:

15.1 – SCC support the application.

Proposed by: Cllr I Tomes

Seconded by: Cllr K King

A vote was taken, and it was **agreed**.

16. **Highways Improvement Request Form – Layby old bus stop at Netherhampton Road**

The committee considered the highway improvement request form for layby old bus stop at Netherhampton Road, and it was:

Resolved that:

16.1 – SCC support the application, Limited waiting time of an hour

Proposed by: Cllr I Tomes

Seconded by: Cllr A Riddle

A vote was taken, and it was **agreed**.

17. **Highways Improvement Request Form – Stratford sub Castle**

The committee considered the highway improvement request form for Stratford sub Castle, and it was:

Resolved that:

9.10.1 – SCC support the application.

Proposed by: Cllr A Bayliss

Seconded by: Cllr J King

A vote was taken, and it was **agreed**.

18. **Premises License Application – Highest Score Arcade**

The committee considered the Premises License Application for Highest Score Arcade, Unit 16, Cross Keys Shopping Centre, Winchester St, Salisbury SP1 1EL, and it was:

Resolved that:

10.1 SCC support the application

Proposed by: Cllr C Hibbert

Seconded by: Cllr I Tomes

A vote was taken, and it was **agreed**.

19. **Leaden Hall Update**

Agenda item 19 was included in error and was not considered at the meeting.

20. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

None.

The meeting closed at 21:00

Salisbury & Wilton Swifts (SAWS)

Salisbury & Wilton Swifts has reviewed this planning application ([PL/2025/01321](#)) as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 74% since 1994. They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application.

Swifts need a 'built environment' in which to nest so they are an ideal species to introduce wildlife and biodiversity into a new development such as this. The RSPB's Swift Mapper shows there are small colonies of swifts in the locality making this development ideal for encouraging new nests by including integrated nesting bricks in the dwellings. (Please type postcode SP1 3AT in link <https://www.swiftmapper.org.uk/>).

We support the recommendation of the Preliminary Roost Assessment at para 1.3: "The site presents an opportunity to provide additional roosting sites for bat and bird species in compliance with national and local planning policy." Appendix C Enhancements shows 3 integrated bird provisions.

We would recommend using swift / universal integrated bricks (which are based on the design of a swift brick), as these are known to be used by a variety of small cavity nesting birds, four species of which are red-listed. (see link to The Duchy of Cornwall study sites: <https://nansledan.com/duchy-nest-brick-project-boosts-endangered-wild-birds/>). Best practice, BS42021 Integral nest boxes - Selection and installation for new developments, recommends a ratio of 1 integrated brick per dwelling spread across the site. <https://knowledge.bsigroup.com/search?query=BS42021&type=products>)

BS42021 has also been endorsed by the NHBC in NF89 Biodiversity in new housing developments <https://www.nhbc.co.uk/binaries/content/assets/nhbc/foundation/biodiversity-in-new-housing-developments.pdf> page 42. *"Fitting at a ratio of 1 nest brick per house*

across the development will ensure sufficient nest sites for colonial species. 3-5 can be located in one house, so helping locate them in suitable locations for access to foraging habitat. The British Standard BS42021 sets out details on nest box installation for the above species into domestic and commercial properties.”

Wiltshire Council also supports the inclusion of swift nesting provision as can be seen in their Local Plan Pre-Submission Draft (Cabinet Version) 2020-2038 September 2023 https://www.wiltshire.gov.uk/media/11976/Wiltshire-Local-Plan-Pre-Submission-Draft-2020-2038-Regulation-19/pdf/Wiltshire_Local_Plan_Reg_19_web_accessible_version.pdf?m=638313273627430000, page 243, 5.136: *‘Designing in space for nature is critical as highlighted by recent population trends of some of the UK’s most threatened species that inhabit our built environment. The recent BS 42021:2022 guidance should be followed with regards to integral nest boxes, with the exception of the minimum required ratio of integral nest boxes to dwelling given this policy outlines a greater minimum ratio than that stated within The British Standard. The British Standard has demonstrated high occupancy rates of such features and Wiltshire Council seeks to ensure the best outcomes for wildlife within the built environment. The advice of a professional ecologist should be sought when determining the appropriate boxes for the area.’*

Policy 88 Biodiversity and Geodiversity (page 246) – Biodiversity in the Built Environment: *‘As a minimum, the following are required within new proposals: ...1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;’*

Salisbury Neighbourhood Development Plan 2020-2038 - Policy 11: Biodiversity net gain states: “..... Development proposals should aim to safeguard and enhance habitats for protected species, for instance by providing high quality green infrastructure within the development site and including features to support specific fauna, for example, bat boxes, hedgehog highways and swift and other specialist bird boxes.”

We request that the LPA conditions BS42021 with at least 5 integrated swift/universal bricks in this development with photographic evidence of installation or signed confirmation from an ecologist provided to discharge the condition. Unfortunately, as Wild Justice’s recently published ‘Lost Nature’ report evidenced, only 75% of bird nesting provisions that form part of a planning approval are installed. <https://wildjustice.org.uk/general/lost-nature-report/>

“Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation with future climate change in mind, and aesthetic integration with the building design.” There are also boxes designed to be placed in the soffit and fascia cavity, see Action for Swifts soffit box <https://www.actionforswifts.com/>.

Planning Application Ref: PL/2025/02208 Former SSE substation, Hulse Road, Salisbury, SP1 3NA

Salisbury & Wilton Swifts (SAWS)

Salisbury & Wilton Swifts has reviewed this planning application as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 74% since 1994. They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application.

This area of Salisbury is home to an important long-established colony of swifts, but they are at risk. Swifts particularly favour the open eaves of the houses nearby in Douglas Haig Road, but as they are renovated with new soffits and fascias, the traditional nesting nooks and crannies are blocked leaving nowhere for swifts to nest. Swifts are only here 3 months of the year and are nest-faithful, so if they can no longer access their nest site, it is unlikely they will have time to find another site and breed. Please see the RSPB's Swift Mapper for evidence – type postcode SP1 3NS into link: <https://www.swiftmapper.org.uk/>.

The Design and Access statement mentions the inclusion of bee bricks and swallow nests, and they are also referred to on the proposed elevation drawing. Swallows nest in open fronted buildings such as barns and are most usually found around farms in rural areas. Nesting provision for swifts is more appropriate for a built-up environment as they need buildings in which to nest.

We appreciate this is a very small site, but we cannot over-emphasize the importance the inclusion of swift integrated bricks would make to saving this swift colony for the future. SAWS are happy to liaise with the developer on where best to site the bricks and to provide an appropriate number of integrated S Bricks (<https://www.actionforswifts.com/>) free of charge.

Wiltshire Council also supports the inclusion of swift nesting provision as can be seen in their Local Plan Pre-Submission Draft (Cabinet Version) 2020-2038 September 2023 https://www.wiltshire.gov.uk/media/11976/Wiltshire-Local-Plan-Pre-Submission-Draft-2020-2038-Regulation-19/pdf/Wiltshire_Local_Plan_Reg_19_web_accessible_version.pdf?m=638313273627430000, page 243, 5.136: *‘Designing in space for nature is critical as highlighted by recent population trends of some of the UK’s most threatened species that inhabit our built environment. The recent BS 42021:2022 guidance should be followed with regards to integral nest boxes, with the exception of the minimum required ratio of integral nest boxes to dwelling given this policy outlines a greater minimum ratio than that stated within The British Standard. The British Standard has demonstrated high occupancy rates of such features and Wiltshire Council seeks to ensure the best outcomes for wildlife within the built environment. The advice of a professional ecologist should be sought when determining the appropriate boxes for the area.’*

Policy 88 Biodiversity and Geodiversity (page 246) – Biodiversity in the Built Environment: *‘As a minimum, the following are required within new proposals: ...1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;’*

As does Salisbury Neighbourhood Development Plan 2020-2038 Policy 11 *“providing high quality green infrastructure within the development site and including features to support specific fauna, for example, bat boxes, hedgehog highways and swift and other specialist bird boxes.”*

We request that the LPA conditions BS42021(BS 42021: 2022 Integral nest boxes. Selection and installation for new developments <https://knowledge.bsigroup.com/search?query=BS42021&type=products>) with at least 4 integrated swift bricks in this development. Unfortunately, as Wild Justice’s recently published ‘Lost Nature’ report evidenced, only 75% of bird nesting provisions that form part of a planning approval are installed. We would therefore recommend requiring a condition for photographic evidence. <https://wildjustice.org.uk/general/lost-nature-report/>

“Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation with future climate change in mind, and aesthetic integration with the building design.” There are also boxes designed to be placed in the soffit and fascia cavity, see Action for Swifts soffit box <https://www.actionforswifts.com/>

