

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	16/10/2025
Application number:	PL/2025/05762
Proposal:	Mixed-use commercial development including a convenience/food retail unit, a drive-through coffee unit, two B8 units with ancillary office use, and the retention of an existing B8 warehouse, along with associated parking, access, and servicing arrangements
Site address:	Armishaw Removals, Netherhampton Road, Netherhampton, Salisbury, SP2 8RA
Case officer:	Adam Madge

Recommendations:

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

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 Ecological Appraisal. November 2024. Arbtech
- Biodiversity Net Gain Assessment. December 2024. Arbtech
- Badger Survey Report. June 2025. Peach Ecology
- Landscaping Plan 10-110 P4. July 2025. Esdon Architecture
- The Statutory Biodiversity Metric. December 2024. Arbtech

Protected and Notable Species/Habitats

A Preliminary Ecological Appraisal submitted in support of the application noted that the site had been cleared prior to surveys being undertaken which included the removal of hedgerows, trees and scrub which had the potential to support a number of species.

Badger

Badger setts were identified along the southern boundary of the site. Further surveys concluded that even after works had been undertaken to clear the site, badger activity continued. It appeared that none of the setts were currently in use at the time of the survey and it is unclear if the site clearance works resulted in disturbance to badger use of the setts.

Measures including a 20m exclusion zone has been proposed within the ecology report which is welcomed however, additional information will be required prior to commencement which could be secured by condition. A construction method statement will be required to be submitted to and

agreed by the LPA prior to commencement of works for the protection of badgers, protected under the Badger Act 1992.

The construction method statement should include details such as:

- Pre commencement survey information
- Licence considerations
- Identification of ecological protection zones and measures to protect badger such as fencing
- Reasonable avoidance measures to reduce impacts to badger on site
- Detailed mitigation strategy to be implemented
- Work schedules for activities including details of when an ecologist will be present on site

GCN

Ponds have been identified within 500m of the site. Due to the nature and location of the ponds, together with the physical barriers between the ponds and the site, it is anticipated that impacts to GCN would be de minimums. However, it should be noted that these species are legally protected and planning permission does not provide a defence against prosecution. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

New Forest Protected Sites

The application site is located within a consultation zone for The New Forest and therefore has potential to result in significant adverse impact on the special features of that 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 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**

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

The application site is located within a consultation zone for the River Avon Hampshire Catchment and therefore has potential to result in significant adverse impact on the special features of that 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 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**

BNG

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation confirming the baseline of the site has been submitted. It is noted that the baseline represents habitats believed to be present prior to the degradation event when the site was cleared in 2024.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	7.18 Habitat units
	0.84 Hedgerow units
	0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	Yes – degradation occurred in 2024, the baseline has been calculated to include habitats prior to this event

Information on how BNG requirements will be met have not been submitted in support of the application. Although BNG is a post determination issue, should habitats on site be relied upon to provide BNG we would advise this is done prior to determination to ensure the Landscape proposals align with any BNG requirements.

DRAFT CONDITIONS:

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

- Badger Survey Report. June 2025. Peach Ecology
- Landscaping Plan 10-110 P4. July 2025. Edson Architecture
- The Statutory Biodiversity Metric. December 2024. Arbtech

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

3. 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: Badgers

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.

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.

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 16/10/2025
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