

TARMAC

WESTBURY QUARRY

PLANNING APPLICATION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR
REVISION OF THE APPROVED SCHEME OF RESTORATION
THROUGH VARIATION OF CONDITION 2, 13 AND 18 OF
PLANNING CONSENT W.04.1867 DATED 12 APRIL 2007



SUPPORTING STATEMENT (INCLUDING PLANNING
STATEMENT)

PREPARED BY:
DAVID L WALKER LIMITED

DECEMBER 2025

CONTENTS

Section 1	Introduction
1.1	Background
1.2	The Application Site
1.3	The Applicant Company
Section 2	Proposed Restoration Scheme
2.1	Introduction
2.2	Scheme of Restoration
2.3	Aftercare and Planning Obligations
Section 3	Environmental Considerations
3.1	General
3.2	Ecology
3.3	Landscape and Visual
Section 4	Planning Policy
4.1	General
4.2	Local Planning Policy
4.3	National Planning Policy
Section 5	Summary

LIST OF PLANS

W372-00062-1	Location Plan
W372-00062-2	Site Plan

<<<<<<<>>>>>>>>

LIST OF APPENDICES

Appendix 1	Decision Notice W.04.1867 and Section 106 Agreement dated 12 April 2007
Appendix 2	Approved Restoration Plan (drawing reference UKTD-WHO32A)
Appendix 3	Proposed Restoration Plan (drawing reference 315871-ADW01)
Appendix 4	Ecological Impact Assessment dated September 2025

SECTION 1 INTRODUCTION

1.1 Background

- 1.1.1 Tarmac (“the applicant”) benefits from planning permission for the winning and working of mineral at Westbury Chalk Quarry (refer to Plan W372-00062-1), hereinafter referred to as ‘the quarry’ or ‘the application site’, with restoration to nature conservation, including chalk grassland, retained quarry faces and natural regeneration, amongst other habitats.
- 1.1.2 The quarry has been operational since the early 1960s following the original grant of planning permission in 1947 and was opened principally to supply chalk and clay to the nearby Westbury Cement Works (“the cement works”). In the absence of suitable HGV access, transport of all as-raised material to the cement works has been by underground chalk slurry pipelines.
- 1.1.3 In 1980 planning permission was granted for a lateral, southeastern extension, followed by planning permission in 1989 to deepen the quarry footprint. Then, in accordance with requirements of the Planning and Compensation Act 1992, the original planning permission was registered and new planning conditions issued in August 1994.
- 1.1.4 In April 2007 planning permission was granted under reference W.04.1867 (“the planning consent”) for a further lateral extension to the north, including provision of consolidated working and restoration schemes, encompassing all previous areas of the quarry.
- 1.1.5 The quarry closed in 2009 in conjunction with the closure of the cement works. No viable alternative outlet has been secured for chalk/clay resource, principally due to the access and transport constraints associated with the quarry.
- 1.1.6 Whilst the above planning consent (refer to Appendix 1) remains extant, with all operations, including restoration and the removal of plant, machinery and all quarry infrastructure, to be completed by 31 December 2036 under Condition 2, in the intervening period since the quarry was closed in 2009, significant areas of the quarry have naturally regenerated and various habitats of high biodiversity value have become established.
- 1.1.7 This includes an open mosaic of chalk and scrub habitat established across the quarry, as well as pond habitat within the vicinity of the former plant site (refer to Plan W372-00062-2). It is proposed to retain these habitats as a permanent feature of the landform through revision of the approved restoration plan (reference UKTD-WHO32A) referred to under Condition 2, 13 and 18 of the planning consent and reproduced at Appendix 2 below.
- 1.1.8 In addition to the above, there are also range of constraints and other limiting factors which mean that other areas of the quarry are unable to

be restored in accordance with the approved restoration plan (refer to Appendix 2).

1.1.9 This in particular includes areas on the peripheries of the application site wherein there are stability and geotechnical considerations, including the southwestern quarry batter which exhibits evidence of partial slope failure.

1.1.10 Other constraints include the following:

- Limited/restricted vehicular access to the quarry, with no importation of inert restoration material permitted nor considered viable under modern day planning and Environmental Permitting Regimes;
- The presence of a variable/irregular landform with limited volumes of available restoration material on site;
- No scope for further extraction at the quarry;
- A range of protected species considerations;
- Increased sensitivity in terms of landscape setting;
- The absence of rock netting in places; and
- The presence of a dividing causeway at the application site, which is the only means of access for specific areas of the quarry.

1.1.11 The approved restoration plan (refer to Appendix 2) is based on restoration to nature conservation after-use with a range of habitats including chalk/calcareous grassland, grassland and scrub on quarry slopes, ephemeral waterbodies and tree planting and whilst the principles of this will be maintained, it is proposed to vary the approved restoration plan.

1.1.12 The proposed revised restoration plan (reference 315871-ADW01) is reproduced at Appendix 3 and includes retention of as much natural regeneration as possible to retain the chalk and scrubland mosaic which will be left to continue to naturally evolve, thereby safeguarding the value and significance of this habitat. This will be linked with:

- Works within the basal areas of the quarry void, including ripping and respreading of residual chalk arisings to a maximum depth of 300mm to facilitate seeding for a calcareous grassland or blended with soils recovered from stores located to the north of the application site to create agricultural grassland;
- The former plant site area to the west of the application site will also be subject to regrading works to lower this platform, with the generated materials used to strengthen the western flank of the quarry. The former plant site will be restored to facilitate the establishment of calcareous grassland to blend in with adjacent habitats.
- utilisation of available materials to facilitate the provision of gentler slopes on the application site's periphery, with existing slopes to the south/southwest and north/northeast retained in situ to provide geological interest and allowed to continue to naturally regenerate (including the provision of information rock traps at the base of the

respective slopes comprising shallow depressions, mounds and thorny vegetation and natural regeneration to establish working standoffs);

- partial retention of the causeway that bisects the application site for access purposes and to provide distinct restoration compartments and features of landscape interest. An additional access to the northwest will also be maintained;
- additional tree planting to the south/southwest to strengthen the boundary trees in this location, whilst providing a 35m buffer with a new fenceline to be added; and
- establishment of calcareous grassland to the east of the application site outside of the main quarry void through grading, ripping, cultivation and seeding works in this area which has been previously stripped of soils.

1.1.13 The extent of the proposed restoration works has been adapted to exclude consented, yet unworked areas of the quarry to the south/southwest (refer to Appendix 3) which will be retained as existing agriculture consistent with contiguous land-uses to the east.

1.1.14 There is also another consented area to the north which has not been subject to mineral extraction but partially utilised to store soils stripped from other areas of the quarry (refer to Appendix 3). This area will be cultivated and cross ripped with the residual soils under the adjacent bund to spread soil-forming materials and soils. This area will be reinstated to agricultural grassland to complement adjacent field use, with separation from the quarry void to the south by an existing belt of trees.

1.1.15 In order to accommodate the above, it is proposed to vary Condition 2, 13 and 18 of the planning consent to reference the revised restoration plan reproduced at Appendix 3, as an approved document. This is the purpose of the enclosed planning application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended).

1.1.16 There are no proposals to vary any other element of the permitted development/planning consent at this stage, and all other planning and environmental controls will continue to remain in place in accordance with the requirements of the planning consent. Notwithstanding it is acknowledged that approved schemes associated with landscaping, aftercare and nature conservation management will require update to take account of the proposed revised restoration plan in the event this is approved by the Council.

1.2 The Application Site

1.2.1 The application site comprises a former chalk quarry which has been closed since 2009 when Westbury Cement Works closed during the economic recession at that time, the latter being the established outlet for chalk extracted from the quarry, with transport from the quarry by pipeline.

-
- 1.2.2 The quarry is located approximately 2km to the east of Westbury and approximately 5km to the north of Warminster in Wiltshire (refer to Plan W372-00062-1).
- 1.2.3 The former Westbury Cement Works is located approximately 2km to the north of the quarry. This site is currently operated by Tarmac as a railhead.
- 1.2.4 Land uses across the application site comprise the following elements:
- Restored areas;
 - Areas undergoing restoration;
 - Areas yet to be restored;
 - Retained perimeter habitats and landforms;
 - Retained access and haul road off Long River Road;
 - Former workshop and stores now in derelict condition; and
 - Unworked areas which will be retained in accordance with existing land uses (i.e. agriculture).
- 1.2.5 Access to the application site is derived via Long River Road located to the north of the former plant site. This road links with unnamed public highway to the north and Newton Road to the west, each of which are unsuitable for HGVs.
- 1.3 The Applicant Company**
- 1.3.1 Tarmac is part of the CRH Group of companies who are a leading global building materials group, employing approximately 80,000 people in more than 4,000 locations worldwide.
- 1.3.2 In the UK Tarmac benefits from over 150 years of experience and through its nationwide network of sites, provides customers with aggregates and asphalt, cement and lime, ready mixed concrete, road contracting and recycling services.
- 1.3.3 Tarmac has contributed to some of the UK's biggest construction projects including HS2. It also provides environmental stewardship for thousands of acres of the UK's countryside and has built up a wide-ranging conservation portfolio based on an award-winning restoration of quarry workings. Strong partnership has been forged with wildlife trusts and other leading conservation bodies in the UK.
- 1.2.5 Safety is at the core its operations, beginning with a commitment to provide a safe environment for employees and extending to contractors and communities around its sites. In addition, the theme of sustainability underpins the whole life approach adopted by the Company.
-

SECTION 2 PROPOSED RESTORATION SCHEME

2.1 Introduction

2.1.1 As outlined in Section 1.1 above, this application seeks to vary Conditions 2, 13 and 18 of the planning consent to secure revision of the approved restoration plan for the quarry.

2.1.2 It is proposed to vary Condition 2 as follows:

“All operations granted by this permission shall have ceased and all plant, machinery, structures, hardstandings, security fences and haul roads shall be removed and the site restored in accordance with Drawing No. 315871-ADW01 titled “Concept Restoration Plan” by 31st December 2036”.

2.1.3 It is proposed to vary Condition 13 as follows:

“Within six months of the date of this Decision Notice a revised scheme of landscaping prepared in accordance with Drawing No. 315871-ADW01 and titled “Concept Restoration Plan” shall be submitted to the Mineral Planning Authority for approval. The revised scheme shall include details of the size of species of shrubs and planting to be undertaken on site. Any shrubs or planted vegetation which die within five years of being planted, shall be replaced in the next planting season with new stock and maintained for a period of five years. The scheme shall subsequently be implemented as approved”.

2.1.4 It is proposed to vary Condition 18 as follows:

“Within six months of the date of this Decision Notice a revised scheme to identify how the ‘RIGS’ site identified on Drawing No 315871-ADW01 and titled “Concept Restoration Plan” shall be submitted to the Mineral Planning Authority for approval. The revised scheme shall identify how the ‘RIGS’ site will be safeguarded throughout the remaining life of the quarry and the 50-year period covered by the Nature and Geological Conservation Management Plan. The scheme shall subsequently be implemented as approved”.

2.1.5 The proposed revised restoration plan (refer to Appendix 3) includes retention of as much natural regeneration as possible to retain the chalk and scrubland mosaic and will to continue to secure biodiversity benefits consistent with the principles of the approved restoration plan, whilst taking account of landscape considerations.

2.1.6 These proposals seek to minimise landform changes given the various constraints and limiting factors associated with the quarry including restricted access, with no suitable access for HGVs and no importation of inert restoration materials permitted nor viable, as well as geotechnical considerations, including slope stability concerns limiting the areas of the quarry which can be safely accessible to carry out further works.

-
- 2.1.7 Further restoration is proposed to be completed in conjunction with works to stabilise the former quarry faces to facilitate safe end user access for aftercare and maintenance following the completion of final restoration. Such works will also maintain safe access to the RIGS consistent with the geo-conservation principles of the site management plan.
- 2.1.8 There is no scope for further chalk extraction at the quarry beyond works within the quarry void to generate residual materials to support establishment of calcareous grassland in the corresponding area of the quarry.
- 2.1.9 Further details in terms of restoration, aftercare and planning obligations are addressed in turn in Sections 2.2 and 2.3 below.

2.2 Scheme of Restoration

- 2.2.1 The current approved restoration plan for the application site (copy of which is reproduced at Appendix 2), comprises restoration to nature conservation including the following habitats and features:
- Chalk/calcareous grassland;
 - Scrub vegetation, bare ground and grassland on retained quarry slopes;
 - Additional tree planting parcels/belts along the northern, western and southwestern peripheries of the quarry; and
 - Ephemeral waterbodies.
- 2.2.2 The approved restoration landform (refer to Appendix 2) is characterised by a central chalk grassland corridor in the quarry floor which under existing plans would be allowed to natural regenerate and is interspersed with ephemeral (seasonally wet) waterbodies.
- 2.2.3 The chalk grassland habitat is surrounded by slopes of varying gradients and profiles restored to scrub and grassland with random, localised chalk terraces along the eastern boundary of the application site to encourage habitat diversity.
- 2.2.4 Along the western boundary of the application site, the approved restoration plan illustrates that the southern end of the former mineral stockpiling area will be allowed to weather to reduce visual effect, with proposed planting and supplement existing hedgerow to the west, north and southwest of the quarry.
- 2.2.5 Whilst the approved restoration plan incorporates two public viewpoints on the southwestern and western peripheries of the application site, due to public health and safety concerns linked with geotechnical considerations and access limitations, it is no longer possible for any public access to be secured or encouraged as part of the final restoration scheme.

-
- 2.2.6 To account for the above and other constraints and limiting factors, which have been compounded by the premature cessation of mineral extraction linked with the permanent closure of the Westbury Cement Works, it will be necessary to revise the approved restoration plan.
- 2.2.7 These constraints and limiting factors, which are interlinked, are summarised as follows:
- The presence of extensive areas of natural regeneration and self-set vegetation which are of biodiversity and landscape value;
 - Limited/restricted vehicular access with no suitable routes for HGVs to/from the application site and no scope for alternative forms of transport due to the quarry's isolated and elevated location. Due to the above and restrictions of the planning consent, there is no scope for importation of inert restoration material to enable all of the habitats to be created as part of final restoration;
 - The presence of an irregular landform with only limited volumes of available restoration material in soil stores to the north of the application site and within the vicinity of the former plant site;
 - Presence of a dividing causeway at the application site which provides access to western areas of the quarry and as well as access considerations, cannot be removed in its entirety due to geotechnical and safety concerns; and
 - Other geotechnical concerns associated with slope stability and localised slope failure and the absence of rock netting in places.
- 2.2.8 The proposed revised restoration plan (refer to Appendix 3) has been designed to maintain the biodiversity benefits of the approved restoration plan in terms of habitat diversity and general extents across the disturbed areas of the application site, whilst retaining peripheral landscape features for long-term screening and boundary strengthening purposes.
- 2.2.9 In terms of an overview of the proposed revisions affecting the disturbed areas of the application site, the proposed revised restoration scheme firstly seeks to retain the causeway which bisects the site in a general east-west or northeast/southwest direction (refer to Appendix 3).
- 2.2.10 This causeway will not only enable access to areas of the quarry which would otherwise be unreachable by personnel, contractors and the end user/landowner, but has the benefit of splitting the application site into four distinct habitat compartments.
- 2.2.11 Retention of these features secures biodiversity and landscape benefits through the establishment of individual areas and features of interest in these contexts as opposed to one individual central grassland corridor in the quarry floor, surrounded by slope dominated habitat as afforded by the approved restoration plan (refer to Appendix 2).
- 2.2.12 Existing slope features to the south/southwest and north/northeast of the quarry void will also be retained in situ and allowed to naturally regenerate to provide features of geological interest. Discreet rockfall
-

-
- traps would be utilised in these locations comprising shallow depressions, mounds and thorny vegetation planting (which will be a combination of planting/hydroseeding), as well as natural regeneration to establish working standoffs.
- 2.2.13 Due to the nature of materials and uneven base, scrapes and depressions will naturally form, subject to temporary inundation and periodic wetness during intense rainfall.
- 2.2.14 In addition to the above, a 35m wide buffer zone is proposed along the upper edge of the southernmost slope which will be reinforced with boundary tree planting and a new fenceline. All other boundary vegetation and security fencing around the edge of the application site, will also be retained, with hedgerow gapping up/planting where required.
- 2.2.15 The natural regeneration and areas of scrub vegetation in the compartments referred to above, is proposed to be retained, with basal areas to be ripped in places and the residual chalk arisings respread to a maximum depth of 300mm for seeding to support calcareous/chalk grassland (refer to Appendix 3).
- 2.2.16 Areas located to the east of the application site and outside of the main quarry void that have previously been stripped of soils, will also be graded, ripped, cultivated and seeded to secure the establishment of calcareous grassland.
- 2.2.17 The former plant site area is proposed to be regraded and lowered, with ripping and cultivation to support the establishment of calcareous grassland in this location and the generated restoration materials will be utilised to strengthen the western flank of the quarry associated with other regrading/reprofiling works in this location.
- 2.2.18 All residual areas of the quarry will be allowed to continue to naturally evolve, with minimal management intervention and all other existing access points will be retained for aftercare and maintenance purposes.
- 2.2.19 The extent of the restoration works has also been adapted to retain in-situ consented but undisturbed or unworked areas of the application site to the north and south/southwest as existing. These areas are shown in their existing agricultural land uses (refer to Appendix 3), including an area to the north which has been partially utilised to store soils. This area will be cultivated and cross ripped with the residual soils under the adjacent bund to spread soil-forming materials/soils and reinstated to agricultural grassland.
- 2.2.20 Whilst the proposed changes to the restoration plan maintain the balance of after-uses afforded by the approved plan with reference to the disturbed areas of the application site, it is considered that the diversity of the habitats is improved, as well as the layout with compartments providing individual areas of interest with biodiversity and landscape benefits and the retention of slope features to the north and
-

south provides areas of geological interest, as well as previously approved potential 'RIGS' areas.

- 2.2.21 The changes also resolve issues in terms of access through partial retention of the central causeway at the site and appropriately mitigate geotechnical and slope stability issues, whilst utilising the limited soil resources that are available.

2.3 Aftercare and Planning Obligations

- 2.3.1 In accordance with Condition 18 of the planning consent and Clauses 3.4, 3.5 and Schedules 1 and 2 of the Agreement dated 12 April 2007 pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) ("the Section 106 Agreement"), there is an approved Nature and Geological Conservation Management ("the plan") in place for the application site.

- 2.3.2 The plan sets out detailed provisions associated with the conservation of biodiversity and geology within the vicinity of the application site which is required to be maintained for a period of fifty years from the earlier of the date upon which the Council considers that restoration and statutory aftercare requirements have been fulfilled in accordance with the requirements of the planning consent, or 31 December 2041.

- 2.3.3 This includes management techniques for specific habitats/areas of the application site. For example, for calcareous grassland on the quarry floor or slopes, appropriate broad management features provided by the plan, include the use of livestock subject to the imposition of stock proof fencing and a water supply within the restored quarry. The plan is required to be actively monitored and reviewed every five years to determine revisions/updates that may be required to the plan.

- 2.3.4 The proposals detailed in this planning application do not alter the principles of the approved scheme, although it is acknowledged that a supplemental Section 106 Agreement may be required in the event that the revised restoration plan is approved, to relate the abovementioned planning obligations to the revised scheme and extents, as well as the further planning consent.

- 2.3.5 Other schemes that are in place in accordance with the requirements of the planning consent include a landscaping scheme under Condition 13 which sets out planting details (i.e. shrub species and hedge planting) in association with the final restoration of the quarry and details of seeding of upper rollover slopes. The habitats (existing and proposed) are near identical and the changes to the existing landscaping scheme are therefore expected to be minimal. Notwithstanding, the proposed variation of Condition 13 allows for submission of a revised landscaping scheme to the Council.

- 2.3.6 As above, the principles of the approved schemes will remain in accordance with the approved details, but it is acknowledged that

revised details will need to be provided in the event the proposals detailed in this planning application, are approved.

SECTION 3 ENVIRONMENTAL CONSIDERATIONS

3.1 General

- 3.1.1 At the time of the quarry mothballing in 2009, the operations at the application site were well-established and restoration operations were in active progression across parts of the application site.
- 3.1.2 Due to the operations at the quarry being directly linked to the cement works located approximately 2km to the north of the quarry, the latter of which is now permanently closed, there is no scope to recommence extraction at the quarry, particularly when considering the access and transport limitations associated with the application site's isolated location. The right to extract any consented remaining reserves, will effectively be surrendered as part of the determination of this application.
- 3.1.3 The only activities that remain to be completed at the quarry are therefore associated with final restoration of all disturbed areas of the quarry, with no intensification of use or any extension of time proposed given the timescales afforded by the existing planning consent. The plant site and associated infrastructure have already been fully decommissioned, but some buildings and infrastructure remain on site (see Plan W372-00062-2).
- 3.1.4 The planning consent for the application site includes various environmental control measures, which will continue to be implemented as part of the restoration operations at the application site.
- 3.1.5 For example, Condition 7 of the planning consent requires controls to be put in place to minimise dust emissions in accordance with an approved scheme and Conditions 8 to 9 of the planning consent require that measures are used to control the emission of noise from the application site throughout the life of the quarry operations. These are considered to apply equally to any restoration activities.
- 3.1.6 In respect of soils handling, the planning consent includes a number of requirements, including under Condition 12 in relation to soil stripping, handling, storage and restoration, which will not be impacted by the proposals detailed in this planning application.
- 3.1.7 Given the limited changes to the restoration plan proposed in this application, with further earthworks kept to a minimum, it is not considered necessary to consider the full range of impact assessments as there would be negligible to no change in impact as a result of the proposals.
- 3.1.8 Notwithstanding, given the length of time that the quarry has been mothballed for an Ecological Impact Assessment ("ECIA") has been commissioned in support of this application, the details of which have been informed by a Preliminary Ecological Appraisal ("PEA") and further details are provided below in the subsection below, together with

updated commentary related to landscape and visual impacts (refer to section 3.3).

Other Matters

3.1.9 The size of the application site is greater than one hectare, which would ordinarily trigger the need for a Flood Risk Assessment ("FRA"). In this regard the following commentary is provided:

- the site is located in Flood Zone 1 and therefore at the lowest risk of fluvial flooding;
- the site is at minimal risk of pluvial flooding with isolated areas in the base of the site;
- the site is at no risk of sewer flooding;
- the site is at no risk of reservoir flooding; and
- although the site is at risk of groundwater flooding, any accumulation in this regard is in the base of the site and therefore any changes to the restoration concept present no increases in flood risk on or off site.

Geodiversity

3.1.10 The quarry is located on the outcrop of Salisbury Plain and forms part of the Local Geological Site in association with the Westbury White Horse and the features on the escarpment. The value and significance of this feature will not be impacted by the proposals, with access to remain for the end users.

3.2 Ecology

3.2.1 An ECIA has been completed by Arthian in support of the proposals and the report is reproduced at Appendix 4. This has been informed by a PEA completed in July 2025 in support of the proposals, which included both desktop survey and field survey techniques (consistent with CIEEM and JNCC guidance) to determine the nature and quality of habitats on site and to assess ecological effects.

Desktop Studies

3.2.2 The desktop element of the report included the collation of information held by Wiltshire and Swindon Biological Records Centre, including records of protected and otherwise notable species and non-statutory protected sites for the quarry and within a 2km radius. Web-based information from the Multi-Agency Geographic Information for the Countryside (MAGIC) was also consulted to identify any internationally and nationally statutory designated sites, such as SSSIs, within the vicinity of the quarry.

3.2.3 The desktop elements identified the presence of three statutory designated sites within the study area, comprising the Salisbury Plain SSSI, SAC and SPA located adjacent to the application site to the east; the Upton Cow Down SSSI located approximately 1.4km to the south of

the application site; and the Bratton Downs SSSI located approximately 360m to the north of the application site. Each of the above designations are notable for open chalk/calcareous grassland and associated scrub and slope habitats.

3.2.4 There are also a number of non-statutory designated sites, specifically Local Wildlife Sites ('LWS'), within 2 km of the quarry, including White Scar Hanging LWS located approximately 156m to the south of the application site; White Scar Hanging Chalk LWS located approximately 250m to the north; Bratton Chalk LWS located approximately 870m to the east and Bratton Down Quarry LWS located approximately 710m to the east. Each of the above are notable for the presence of chalk/calcareous grassland habitat and/or the presence semi-natural broadleaved woodland.

3.2.5 Section 3.2 of the ECIA (refer to Appendix 4) goes on to confirm that there are nineteen off-site Priority Habitats within 250m of the application site comprising a combination of deciduous woodland and lowland calcareous grassland.

3.2.6 In terms of habitats on site, Section 3.3 of the ECIA identifies eight habitats as follows:

- Hardstanding to the north of the application site;
- Ephemeral/short perennial and scrub mosaic habitat within the quarry basin with no clear dominance of any one species, including oxeye daisy, Robert, dandelion, heath spotted orchid, mouse-ear hawkweed, stinging nettle, creeping buttercup, ribwort plantain and patches of scrub of buddleia.
- Poor semi-improved grassland within the northern extents of the application site, including species indicative of calcareous grassland, albeit restricted, with frequent species including dock species, common yarrow, cock's foot, red clover and oxeye.
- Semi-improved grassland with calcareous influence in the quarry basin, which is unmanaged and therefore long and tussocky, with abundant species including cock's foot, tufted hair grass and rough meadow grass.
- Scattered broadleaved, semi-mature trees within the quarry basin towards the centre of the application site.
- Scattered scrub throughout the entirety of the application site including bramble, buddleia and willow species.
- Dense and continuous scrub within the quarry basin in the central western extent of the application site, with species including willow, bramble and buddleia.
- Broadleaved woodland within the quarry basin and along northern, western and southern boundaries. Species include elder, ash, willow, sycamore, field maple and bramble, which are compact with a shrub layer.

3.2.7 An area to the north of the quarry void was also surveyed as part of the PEA on the basis that soils from bunds within this area are proposed to be recovered and replaced across the application site as part of the

proposed revised restoration plan. Habitats in this area include hardstanding; poor semi-improved grassland dominated by cock's foot and false oak grass; dense and continuous scrub; tall ruderal along the northern extents of this area; and a broadleaved treeline along the southwestern extents of this area.

3.2.8 In respect of protected and notable flora, the ECIA confirms that no plant species were identified which are afforded protection under Schedule 8 of the Wildlife and Countryside Act 1981. With regard to invasive or otherwise notable flora, the ECIA confirms that small-leaved cotoneaster is present within the vicinity of the entrance to the northwest of the application site.

3.2.9 In terms of records of faunal species, Section 3.4 of the ECIA (refer to Appendix 4) confirms that various records of protected/notable species within 2km of the study area were returned, including:

- Sixty records of badger, including on site, between 2002 and 2019. However, no signs of badger activity were recorded on site or within 30m during the field surveys in 2025, with precautionary measures recommended to be implemented;
- Three records of great crested newt ("GCN") from 2004, located approximately 1.1km to the north of the application site. No ponds were identified on-site or within 500m, but an area of standing water was subject to a GCN eDNA survey in 2023 which returned a negative result. The results of this survey are detailed at Appendix E of the ECIA, itself reproduced at Appendix 4 below.

This area of standing water was no longer present during surveys in 2025, with terrestrial habitat limited to scrub, woodland, treelines and poor semi-improved grassland. Whilst smooth newt was recorded during reptile surveys in 2024, due to a lack of ponds on-site and within 500m, no further survey work is recommended with precautionary measures otherwise recommended to be implemented;

- The desk study returned twenty-five records of common lizard dated 2002-2019, the closest being approximately 270m to the north of the application site, as well as one record of grass snake approximately 1.2km from the application site and six records of slow worm, the closest being 280m east of the application site. The ECIA includes a reptile survey completed in October 2024, further details of which are provided at Appendix E of the ECIA, itself reproduced at Appendix 4 below.

This survey confirmed that suitable foraging and commuting habitat is available for reptiles, including scrub, woodland, treelines and long grassland and ephemeral/short perennial basking habitat. A large brash pile located within the quarry void also provides suitable reptile hibernacula. During the surveys small populations of grass snake, slow worm and common lizard were identified, with the

presence of juvenile species indicating the latter two species are breeding;

- The ECIA highlights that the desk study returned 972 records of birds covering 45 species, including amber and red listed species such as bunting, cuckoo, fieldfare, grasshopper warbler and greenfinch. Suitable nesting habitat for other species is also provided on retained quarry faces, as well as foraging and nesting opportunities within scrub and woodland habitats that are being retained as part of the proposals.
- With regard to invertebrates, the ECIA confirms that 1922 records were returned as part of the desk study within 2km of the application site with species including cinnabar moth, wall, small heath, chalk hill blue and adonis blue, as well as a range of rare bees and wasps. Brown hairstreak butterfly was also recorded by the Butterfly Conservation Trust during a survey in 2019. The ECIA confirms that that proposals involve the retention of valuable invertebrate habitat, including vegetative features which will be allowed to naturally evolve;
- The ECIA states that 40 records of unidentified bat species were returned for the period 2003-2015, with the closest being approximately 550m to the north of the application site. With regard to suitable habitat within the vicinity of the application site, the ECIA states that whilst broadleaved woodland parcels within the application site and on its peripheries, may have roosting potential, due to access limitations and the presence of shrub layers and ivy. In respect of foraging and commuting potential for bats, the ECIA states that based on the scope of the changes to the proposed restoration plan changes, with minor amendments to an approved scheme, the changes are not such as to cause additional negative impacts in this context;
- The ECIA confirms that no records were returned for otter and water vole within 2km of the application site. Similarly, no records were returned for invasive animal species, and no evidence was recorded on site at the time of the field surveys.
- With regard to other mammals, the ECIA states that the desk study returned 69 records of European Hedgehog dated 2016 and 2018, the closest being approximately 550m to the east of the application site.

3.2.10

Section 4 of the ECIA (refer to Appendix 4) provides detailed impact assessment and recommendations for monitoring/mitigation during the restoration works. With reference to designated wildlife sites and offsite priority habitats, the ECIA states that as the proposals seek to retain vegetative habitats, with new woodland and the establishment of calcareous grassland, along with reprofiling of areas for cultivation, there will be no scope for any biophysical changes to the above designations/off-site habitats. Notwithstanding as a precautionary

measure due to the proximity of Salisbury Plain SSSI, SAPC, SPA and associated Priority Habitat, the ECIA recommends that the above are included in a Construction and Environmental Management Plan (CEMP) which can be secured by way of condition in the event the proposals are approved.

- 3.2.11 With regard to management and control of the spread of the invasive species *Cotoneaster*, the ECIA recommends that provisions are provided within the abovementioned CEMP.
- 3.2.12 In terms of protected species, the ECIA highlights that whilst no evidence of badger using the site was recorded during field surveys and the scope of the proposals does not involve the removal of vegetation, there is potential for badger to utilise the application site for commuting purposes and heavy machinery may be used as part of reprofiling works for cultivation. Based on the mobility of the species, the ECIA therefore recommends that a pre-commencement survey is carried out (no more than six weeks before recommencement) to determine any presence and mitigation that may be required. Such measures will be detailed in the CEMP noted above.
- 3.2.13 With regard to reptiles, the ECIA highlights that there is potential for the regarding and reprofiling works at will be required as part of the proposed restoration, to have a direct impact in the absence of any mitigation. In terms of mitigation, the ECIA recommends that the 'ripping' of the land is undertaken with supervision of an 'Ecological Clerk of Works' and a two-stage vegetation removal process whereby an initial strim to 15 centimetres height is followed by an ecological inspection, then strim down to ground level. Again, the CEMP will include appropriate provisions in this regard.
- 3.2.14 The ECIA states that in the event reptiles are found, the ecologists will move any reptiles to suitable offsite habitat. The ripping of land must therefore be undertaken when reptiles are fully active (April to September inclusive) to avoid disturbing hibernating reptiles, with precautionary measures to be detailed in a non-licensed method statement and/or CEMP. This includes dismantling of the large brash pile that provides a suitable hibernaculum, under ecological supervision during the appropriate time period above associated relocation of any reptiles as required. The ECIA emphasises the positive benefits of the restoration scheme for reptiles which would far outweigh any short-term impacts associated with the above activities.
- 3.2.15 With regard to amphibians, including GCNs, the ECIA states that the precautionary measures for reptiles will also reduce residual risk to amphibians and it is recommended that common amphibians are also included in a CEMP. The ECIA also confirms that whilst smooth newt was recorded during the reptile survey, no GCN or other amphibians were identified, with no standing water in place and any short-term impacts on smooth newt would be outweighed by the positive, long-term benefits afforded by the proposed revised restoration plan.

-
- 3.2.16 In terms of birds, the ECIA states that although some small-scale removal of scattered trees will be required as part of ripping of the land to allow for cultivation, woodland would be retained elsewhere, with new woodland planting that would benefit birds in the long-term, alongside other habitat provisions, including scrub and cliff faces. Notwithstanding, standard control measures are recommended (i.e. vegetation outside of the bird nesting period, March to August inclusive).
- 3.2.17 Similarly with regard to bats, the ECIA confirms that woodland and tree lines would be retained, limiting any potential bat roosting impacts. The ECIA also highlights that if any pruning or felling is required, then trees with PRF-I suitability to roosting bats, do not require bat surveys, with an ecologist only required to be present during removal and a suitable felling regime, with precautionary measures to otherwise be detailed within a CEMP.
- 3.2.18 With reference to other mammals, the only recommendations made within the ECIA relates to the potential use of artificial lighting, which should follow guidance provided by the Institution of Lighting Professionals and Eurobats to avoid impacts on wildlife, with approval of the MPA otherwise required for any floodlighting to be established under Condition 11 of the planning consent.
- 3.2.19 Other recommendations include ensuring that all excavations left overnight will be covered over or provided with a ramp to ensure no wildlife becomes trapped and open pipework greater than 150mm diameter capped off at the end of each working day; whilst the destruction of any fox den or rabbit warren should be carried out in accordance with the Mammals Act 1996 and if any distressed or injured animal is found, all works should cease and an ecologist contact. Such measures can be detailed in a CEMP in the event the MPA is minded to grant planning consent.
- 3.2.20 Section 5 of the ECIA (refer to Appendix 4) concludes the above recommendations are proportionate and appropriate to the nature of the proposals and whilst there is scope for limited short-term impacts associated with disturbance of habitat during the restoration activities, overall, the proposed revised restoration plan will positively impact protected species in the long-term. As these proposals relate to the variation of an approved scheme, the provisions of BNG are not relevant.
- 3.2.21 The ecological value of habitats and features established as part of the revised restoration plan, will continue to be managed through the updated 50-year management plan that will continue to be secured as part of a Planning Obligation.
-

3.3 Landscape and Visual

Background

- 3.3.1 A detailed Landscape and Visual Assessment concerning the potential impacts of the extraction and restoration of the quarry was completed in support of the application approved in April 2007 ("the previous assessment"). Landscape and visual impacts were also considered in support of earlier applications.
- 3.3.2 The previous assessment included a detailed review of baseline conditions, with a description of the surrounding area, relevant receptors and elements of landscape sensitivity. Mitigation provisions during various stages of the development and opportunities for enhancement were also considered.
- 3.3.3 With reference to the baseline landscape situation, it is considered that this remains reflective of the position set out within the previous assessment. In summary the application site is located within the Salisbury Plain and West Wiltshire Downs National Character Area and the Salisbury Plain Regional Character Area. Landscapes in these areas are characterised by open chalk plateau, arable fields, scarps, unimproved chalk grassland, prehistoric monuments and military land.
- 3.3.4 The application site is also located within the vicinity of the Bratton Farmlands Local Character Area with the landscape being characterised by domed ridges, mixed farming and a number of chalk carvings including the Bratton White Horse and Bratton Camp located approximately 900m to the northeast of the quarry at its closest point as features of landscape value. The Bratton Downs SSSI, which is recognised for its geomorphological and biological features associated with historic periglacial conditions, is located to the north of the application site.
- 3.3.5 The application site is also located west of the Salisbury Plain Special Protection Area ("SPA"), Special Area of Conservation ("SAC") and Site of Special Scientific Interest ("SSSI"), which in addition to landscape characteristics referred to above, is recognised for its rich archaeology (including Stonehenge) and biodiversity value, including its large chalk grassland and unique ecosystem that supports a range of flora and fauna.
- 3.3.6 The cultural heritage significance of the area is reflected in the numerous Scheduled Monuments located to the east of the application site, including the Bowl Barrows on Thirteen Hundred and Four Hundred Down and Bratton Camp Iron Age Hill Fort.
- 3.3.7 Whilst the application site is relatively isolated in terms of its location, with no residential receptors in proximity, the previous assessment highlighted that due to the local character areas, valued features, cultural heritage and tourism importance, the quarry is located in a

sensitive landscape. Notwithstanding, the previous assessment highlighted that any impacts could be mitigated by restoration design.

3.3.8 The previous assessment highlighted that due to the nature of the then proposed development and the extent of baseline mineral extraction operations at the quarry, visual impacts would initially be slightly adverse during the operational period before becoming neutral or slightly beneficial in the long-term.

3.3.9 The application sites framed by network of public rights of way, including:

- Bridleway West 44;
- BOAT West 48;
- Bridleway West 47; and
- Footpath West 59.

These assets do not affect access to the site (existing or proposed) so there is no change in the scope for impact in this regard.

3.3.10 With regard to the overall long-term impact on landscape characteristics and value, the previous assessment concluded that this would be substantial and broadly beneficial at a local scale, with no unacceptable levels of adverse landscape and visual impacts arising from the development.

3.3.11 In the context of the proposed, revised restoration plan, based on the limited scope of revisions proposed which generally comprise the retention of habitats that have naturally regenerated in the period the quarry has been mothballed for, as well as the partial retention of a causeway for access purposes and limited further earthwork, there is no considered to be any impact on the conclusions of the previous assessment.

3.3.12 For the disturbed areas of the application site, the balance of after-uses will be maintained, with the limited landform changes in terms of the provision of distinct habitat parcels within the application site, and retention of southern and northern slopes for geological interest. It is therefore considered that the proposed revised restoration plan is of benefit in terms of landscape and visual diversity and the upon the completion of restoration there will continue to be substantial, positive impacts at a local level.

SECTION 4 PLANNING POLICY

4.1 General

4.1.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provision of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination regard is to be had to the Development Plan and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise.

4.1.2 In respect of the application site, the Development Plan comprises the following:

- The Wiltshire Core Strategy adopted in 2015 and Saved Policies from the West Wiltshire District Plan 2004;
- Saved Policies of the Wiltshire and Swindon Minerals Local Plan adopted in 2001;
- The Wiltshire and Swindon Minerals Core Strategy 2006-2026 (adopted June 2009);
- The Wiltshire and Swindon Minerals Development Control Policies (adopted September 2009); and
- The Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan adopted May 2013.

4.1.3 As the proposals only seek to amend and enhance the approved restoration plan, it is considered that detailed review of the Development Plan is not required in this instance, with the focus placed on the Wiltshire and Swindon Minerals Core Strategy (WSMCS) and the Wiltshire and Swindon Minerals Development Control Policies (WSMDCP), both of which were adopted in 2009.

4.2 Local Planning Policy

4.2.1 The WSMCS was adopted in June 2009 and has a plan period of 2006-2026. Sections 1 and 2 of the WSMCS, set out the scope and nature of the document, whilst Section 2 describes the spatial characteristics of the county across a number of themes, such as minerals, waste management and natural resources.

4.2.2 Section 3 of the WSMCS describes the importance of mineral resources and the contribution that these resources make to the Nation's prosperity and quality of life, with a balance between the need for primary minerals against protection and enhancement of the wider environment. Section 3 also recognises the importance of protecting the environment, also the ability to have flexibility and reacting to change.

4.2.3 Section 4 of the WSMCS provides an overview of the document's vision and strategic objectives, which includes amongst other elements, facilitate the restoration of land in a phased and timely manner so as to maximise potential for after-uses.

-
- 4.2.4 An important part of the vision is protection and enhancement of the “*diverse and highly valued natural and historical environment of Wiltshire and Swindon*” and facilitating collaborative arrangements to develop and implement opportunities.
- 4.2.5 Section 5 details the various strategic policies that are essential in securing the delivery of the vision and objectives of the WSMCS. The majority of the content is not applicable to this application or is of minor relevance. For instance, in relation to **Policy MCS3**, the closure of the cement works downgrades the significance of this policy. As regards to **Policy MCS7**, the flood risk implications of proposed changes to the restoration scheme are negligible (if any).
- 4.2.6 In terms of policy of direct relevance to the proposals, **Policy MCS 10** confirms that the restoration, aftercare management and future after-use of mineral sites will be primary considerations in the process of planning for all new minerals development and schemes must be designed to prevent risks associated with flooding and/or bird strike and should include long-term environmental enhancement in accordance with local biodiversity targets and objectives.
- 4.2.7 With reference to the proposals, the principles of the restoration scheme in terms of restoration primarily to nature conservation after-use, are well established and the proposals Set out in this application, do not seek to amend these principles, with the restoration plan revisions sought being very limited in landform purposes and habitat extents, with no implications for flood risk or bird strike mitigation.
- 4.2.8 The WSMDP was adopted in September 2009 and supplements the policies in the WSMCS with a range of more detailed policies designed to manage specific aspects of minerals development, including for example protection of residential amenity from potential impacts associated with noise, dust and lighting and protection of Wiltshire and Swindon’s historic environment.
- 4.2.9 Based on the nature and extent of the proposals detailed in this planning application, which relate to minor changes to a previously approved restoration plan, the majority of the policies will not be of direct relevance, particularly as there are a range of planning controls in place in place to mitigate potential impacts under various environmental themes. Those of relevance are considered in turn below.
- 4.2.10 **Policy MDC1** of the WSMDP sets out key criteria for sustainable minerals development, highlighting that all proposals will be assessed against key criteria such as the need for the development; the extent to which the development ensures protection and enhancement of biodiversity, geodiversity and the historic and cultural environment; and the quality and appropriateness of the restoration, aftercare and after-use proposals.
- 4.2.11 With regard to the need for the proposals this relates to the position that the restoration plan in its current approved form is undeliverable due to
-

a range of constraints including changes in the site development scheme; access limitations, reduced availability of restoration materials; geotechnical considerations; and the presence of naturally regenerated habitats that are now of biodiversity value.

- 4.2.12 The proposed revised restoration plan reproduced at Appendix 3 seeks to maintain the overarching principles of the approved restoration plan concerning restoration predominantly to nature conservation after-uses, whilst ensuring that areas of the application site are safely accessible for site personnel/contractors and the owners and end users. It is recognised that the range of management plans that support the approved restoration plan, will need to be reviewed and updated and this is proposed to be achieved via matters reserved by condition.
- 4.2.13 **Policy MDC5** of the WSMDP, relates to protection and enhancement of Wiltshire and Swindon's landscape character, stating that proposals for minerals development should include appropriate provisions to protect and where possible enhance the quality and character of the countryside and landscape.
- 4.2.14 Whilst the principles of the approved restoration plan are already well established and the proposals do not seek to alter these, the proposed landform changes, including partial retention of a causeway feature through the site and retention of areas of natural regeneration with supplementary tree/shrub planting are considered to enhance the landscape benefits afford by the restoration plan with specific habitat parcels providing features of interest. Retention of northern and southern slopes as geological features will also further enhance this position.
- 4.2.15 This is also consistent with the provisions of **Policy MDC7** of the WSMDP which states that in the interest of protecting the rich historic environment of Wiltshire and Swindon, proposals will only be permitted where it can be demonstrated that historic assets of archaeological or cultural heritage importance and their settings can be appropriately protected, enhanced and/or preserved. It is considered that the changes to the restoration plan will result in long term benefit, for example with reference to bund removal to the north of the site to reinstate the historic landscape.
- 4.2.16 **Policy MDC6** of the WSMDP states that proposals for minerals development must be accompanied by an objective assessment of the potential effects of the development on features of biodiversity and/or geological interest and proposals will only be permitted where adverse impacts will be avoided, mitigated or compensated for in terms of maintenance or enhancement of biodiversity/geodiversity.
- 4.2.17 With regard to the proposals, the planning application is supported by an ECIA (refer to Appendix 4), including targeted species surveys, which considers the potential ecological impacts of the proposed revisions to the approved restoration plan, which identifies that with the imposition of a range of planning controls and precautionary measures

there are no adverse impacts which could not otherwise be mitigated and the final restoration will continue to have a positive impact in the long-term.

4.2.18 Commentary is also provided in relation to sites of geological interest at Section 3.1 above, where previous commitments to retain geological exposures have been maintained consistent with the objectives of **Policy MDC 6**.

4.2.19 In relation to the historic environment, **Policy MDC7** requires “*that historic assets of archaeological and cultural heritage importance and their settings can be appropriately protected, enhanced or preserved*”. As noted in section 3.3 above, there is awareness of the sensitivity of the surrounding landscape and by reclaiming the soils in the bund to the north of the site, Tarmac is reinstating the historic landscape where possible consistent with the requirements of this policy. Any new tree planting is also sympathetic to the setting of nearby heritage assets as well as the wider landscapes. It is therefore considered that the proposals set out in this application are compliant with this policy.

4.2.20 Chapter 6 of the WSDMP is not considered relevant as there is no planned transport of minerals off site. Any removal of remaining buildings, plant and equipment will be planned in a sensitive manner so as to minimise disruption of the local highways network.

4.2.21 **Policy MDC9** relates to restoration, aftercare and after-use management of minerals development. Stating that proposals will be permitted where it can be demonstrated that a high quality and appropriate restoration scheme will enable the long-term maintenance and enhancement of the environment after the minerals development has ceased and at the earliest opportunity.

4.2.22 It is acknowledged that the quarry has been mothballed for an extended period, but the proposals detailed in this planning application seek to provide a revised restoration plan which is deliverable in the short-term to enable the after-uses to be fully established. Upon the completion of restoration and statutory aftercare, there will be a fifty-year period of maintenance to ensure that the nature conservation provisions of the restoration plan are appropriately maintained in the long-term.

4.3 National Planning Policy

National Planning Policy Framework

4.3.1 The National Planning Policy Framework (“NPPF”) was originally published in March 2012 and has since been subject to a number of revisions, with the most recent significant update being in December 2024, including a series of housing reforms, such as the introduction of mandatory housing targets and reinstatement of the 5-year Housing Land Supply Test.

-
- 4.3.2 The revised NPPF also made some reforms to Green Belt policy, including a requirement placed on Councils to review Green Belt boundaries if local housing needs cannot be met on non-Green Belt land.
- 4.3.2 As with the original NPPF, sustainable development is the golden thread of planning decisions, with three overarching objectives comprising economic, environmental and social objectives.
- 4.3.3 The NPPF confirms that economic objectives should assist in contributing to a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
- 4.3.4 In this regard, the presence of the quarry is well-established, with no further extraction commercially or practically viable, leaving only final restoration remaining to be completed to secure nature conservation after use balanced with areas of agriculture.
- 4.3.5 In respect of the social objective, the document confirms that it seeks to support strong, vibrant and healthy communities, fostering a well designed and built environment, which the proposed revised restoration plan is consistent with.
- 4.3.4 In respect of the environmental objective, this is to contribute to *“...protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change”*.
- 4.3.7 In this regard, the proposals seek only minor amendment of the approved restoration scheme and all environmental and amenity management and protection measures, for example dust mitigation will continue to be implemented through the remaining life of the quarry operations which are specific to restoration and aftercare.
- 4.3.5 In respect of restoration and aftercare, Section 17 of the NPPF states that authorities should provide for restoration at the earliest opportunity to be carried out to high environmental standards through the application of appropriate conditions. The permitted operations involve progressive restoration of the application site, with areas of the wider site already restored and subject to aftercare.
- 4.3.9 On the above basis it is therefore considered that the proposals are fully compliant with the aims, objectives and policy provision set out within the NPPF.
-

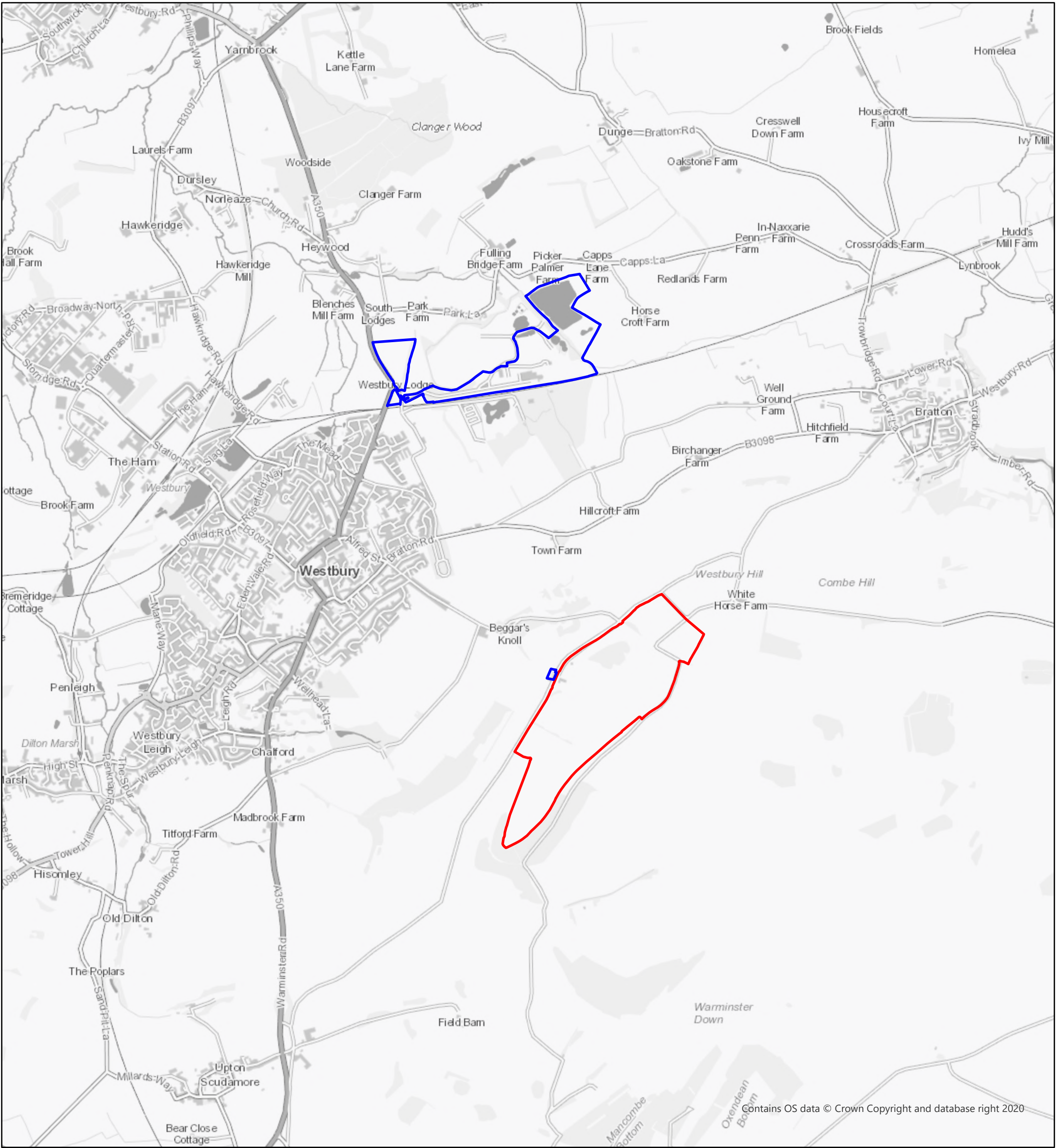
Planning Practice Guidance

- 4.3.10 In order to support and develop the themes set out in the NPPF, central government has released 59 Planning Practice Guidance (“PPG”) documents. These provide guidance on administrative matters such as “consultation and Pre-Decision Matters”, environmental matters such as “Air Quality”, and topic-specific matters such as “Minerals” and “Waste”.
- 4.3.11 The following PPG has been reviewed in support of this policy review:
- Minerals.
- 4.3.12 The Minerals PPG notes the unique feature of minerals development in terms of location, temporary duration, potential for adverse and positive effects, and aftercare provisions.
- 4.3.13 The PPG also highlights the importance of an agreed programme of works which should look to reduce impacts on the local environment and communities as far as practicable. In consideration of restoration and aftercare, the PPG notes the roles of the operator and landowners in ensuring the implementation of such schemes.
- 4.3.14 The PPG goes on to highlight the different after uses that can be provided following mineral extraction, including creation of new habitats and biodiversity and agriculture that have been incorporated into the restoration scheme for the application site.
- 4.3.15 The PPG also highlights the importance of addressing the key environmental issues associated with mineral workings including, amongst other potential issues, visual impact and ecology. In this regard, all environment protection measures will continue to remain in place as part of the proposals.

SECTION 5 SUMMARY

- 5.1 This planning application is submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary Conditions 2, 13 and 18 of Planning Permission W.04.1867 at Westbury Quarry to secure revision of the approved restoration plan.
- 5.2 This has been influenced by a range of constraints including limited access, with no possibility for HGV access to the quarry or any other forms of transport; no importation of inert restoration material is permitted or viable; limitations concerning the availability of on-site restoration materials; as well as slope stability and geotechnical considerations.
- 5.3 The proposed revisions to the approved restoration plan are summarised as follows:
- Retention of habitats of value that have naturally regenerated in the period the quarry has been mothballed for, including in particular chalk/scrub mosaic;
 - Regrading works in the former plant site area and quarry void to generate restoration materials and secure the establishment of calcareous/chalk grassland;
 - Partial retention of a causeway through the quarry to provide access and the creation of distinct habitat compartments;
 - The strengthening of quarry boundaries, including tree planting and buffer zones and the retention of slopes to provide features of geological interest; and
 - The retention of unworked, consented areas of the quarry in existing agricultural land uses.
- 5.4 There are no proposals to alter any other element of the permitted development, and all planning and environmental controls would continue to remain in place. Notwithstanding it is acknowledged that approved schemes associated with landscaping, aftercare and nature conservation management will require update to take account of the proposed revised restoration plan in the event this is approved by the Council.
- 5.5 A review of potential environmental impacts and also the Development Plan has been undertaken and, as there are no changes to the way in which operations are carried out and all environmental protection measures will remain in place, it is considered that there are no material considerations which would warrant a refusal of planning permission in this instance.

**W372-00062-1
Location Plan**



Contains OS data © Crown Copyright and database right 2020

Legend

-  Other Land Under the Applicant's Control
-  Application Site



Site Name:
W372 Westbury

Drawing Name:
Section 73 Application Location Plan

Drawn By:
S Halliday

Scale @ A3:
1:25,000

Date:
13/11/2025

Drawing No:
W372-00062-1



**W372-00062-2
Site Plan**



Appendix 1
Decision Notice W.04.1867 and Section 106 Agreement dated
12 April 2007

THE SCHEDULE TO THE PERMISSION

Name of the Local Planning Authority:		WILTSHIRE COUNTY COUNCIL	
Name and address of applicant: Lafarge Cement UK The Shore Norfleet Gravesend Kent DA11 9AN		Name and address of agent: Dr. S.G. Down, BSc PhD Manor House, Church Street Churchover Rugby Warwickshire CV23 0EW	
Brief Details of the Application:		Application Date: 27 th September 2004	
Location:	Westbury Chalk Quarry, Westbury Works, Trowbridge Road, Westbury		
Proposed Development:	Winning and working of mineral as an extension to the existing permitted Westbury Chalk Quarry		
Conditions:			
<u>Standard</u>			
1. The development hereby granted shall commence within five years from the date of this permission.			
<u>Duration</u>			
2. All operations granted by this permission shall have ceased and all plant, machinery, structures, hardstandings, security fences and haul roads shall be removed and the site restored in accordance with Drawing No. UKTD-WHO32A entitled "Chalk Quarry Proposed Restoration" by 31 st December 2036.			
<u>Hours of working</u>			
3. Except in emergencies, in order to maintain safe working (which shall be notified to the Mineral Planning Authority as soon as practicable) the hours of operation shall apply as follows:			
Soil stripping, overburden and mineral working:			
06.00-18.00 Monday-Friday			
Chalk crushing and processing - no restriction (24 hours)			
No soil stripping, overburden removal or extraction of minerals shall take place at any time on Saturday, Sunday and Bank or Public Holidays.			
cont'd ...			

Dated this 12th day of April 2007

Signed.....

Town and Country Planning Act, 1990

PERMISSION FOR DEVELOPMENT

1. The Local Planning Authority having taken environmental information into consideration **HEREBY GRANT PLANNING PERMISSION** subject to the scheduled conditions (if any) for the development proposed by the applicant in the application, which is hereby expressly incorporated herewith and of which brief details are, by way of identification only, set out in the Schedule (see overleaf).
2. The scheduled conditions (if any) have been imposed for the reasons set out in the Schedule.
3. "The Local Planning Authority", "the scheduled conditions", "the applicant" and "the application" referred to above are those described in the Schedule overleaf.

NOTES

- (1) **Time Limits on Planning Permissions.** By virtue of Sections 91-94 of the Town and Country Planning Act, 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of this permission, then that condition must be observed.
- (2) **Other necessary consents.** This document only conveys permission for the proposed development under the Town and Country Planning Act 1990 and the applicant must also comply with all byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary.

In particular the applicant is reminded of the following matters:

- (a) the need in appropriate cases to obtain approval under Building Regulations;
- (b) the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public right of way;
- (c) the need to obtain consent under Sections 7 and 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to the demolition, alteration or extension of any listed building of architectural or historic interest or any non-listed building in a Conservation Area.
- (d) the need to make any appropriate arrangements under the Highways Act, 1980, in respect of any works within the limits of a public highway.

(It is the responsibility of the applicant to ascertain whether the development affects any public right of way or listed building).

(3) Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78(1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

(4) Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(5) Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Conditions (cont'd)Phasing of working

4. The phasing of working of the site shall be carried out in accordance with submitted Drawing No. UKTD-WHO34A entitled "Chalk Quarry Phase Working Scheme".

Depth of working

5. No extraction of chalk shall take place below 140 metres above ordnance datum.

Pipeline for chalk removal

6. All chalk shall be removed from the quarry in slurry form by pipeline to minimise vehicle movements to and from the quarry.

Dust

7. No development shall commence until a detailed scheme for controlling dust at the site has been submitted to and approved in writing by the Mineral Planning Authority. Such scheme shall incorporate the recommendations of Section 5 of the Dust Assessment Study prepared by Dust Scan Ltd. dated 4th May 2006. The scheme shall be implemented as approved.

Noise

8. Noise levels arising from the development shall not exceed 60 dB LAeq one hour freefield at the boundary of the site.
9. Prior to the commencement of operations the operator shall submit to the Mineral Planning Authority for approval details of the proposed arrangements for ensuring that reversing vehicles do not emit warning noise which would have an adverse impact on residential or rural amenity. The arrangements approved shall be implemented and maintained throughout the life of the site.

Water protection and pollution

10. All refuelling rigs/tanks shall be fitted with a warning device to alert site personnel to any leaks or loss of fuels both during and outside normal operating hours.

Floodlighting

11. Details of the location, height, design, sensors and luminance of additional floodlighting (which shall be developed to minimise the potential nuisance of light spillage on adjoining properties and highways) shall be submitted to and approved by the Mineral Planning Authority before any works commence.

Soils

12. No stripping of soil shall be carried out except when the full depth of the soil to be stripped or otherwise transported is in a suitably dry condition such that the topsoil can be separated from the subsoil without difficulty. All available topsoil and all subsoil shall be stripped, handled and stored separately and all stripping, handling and restoration shall take place under dry conditions to minimise structural damage.

Landscaping

13. Before any operations are commenced on site details of a scheme of landscaping shall be submitted to and approved by the Mineral Planning Authority. Such details shall incorporate the general principles indicated in the application (W.04.1867) and shall include provision for details of the size of species and shrubs and hedge planting to be undertaken on retained screening bunds and in the northern extension area and details of other proposed new planting shown on the final restoration scheme (UKTD-WHO32A). Any shrubs or hedgerow planting which die within five years of being planted shall be replaced in the next planting season with new stock and maintained for a period of five years.

Seeding of upper rollover slopes

14. The upper rollover slopes of the quarry shall be dressed with low quality subsoil and seeded with appropriate chalk grassland seed of local provenance sourced from Salisbury Plain. Details of the chalk grassland species to be used in the restoration of the rollover slopes and information on the source of the seed shall be submitted to and approved by the Mineral Planning Authority.

Extraction of chalk

15. No explosives shall be used in connection with the extraction of chalk.

Mineral worked

16. No mineral except chalk shall be removed from the site.

Chalk grassland turf

17. All existing chalk grassland turf to be stripped from the site shall be retained, properly stored and used in the approved restoration scheme.

Regionally Important Geological or Geomorphological Sites (RIGS)

18. No development shall commence until a detailed scheme setting out how the 'RIGS' site identified on Drawing Number UKTD-WHO32A shall be safeguarded throughout the life of the quarry and the 50-year period covered by the Nature and Geological Conservation Management Plan has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be implemented as approved.
19. No development shall commence until a detailed scheme setting out the mitigation measures for protected species has been submitted to and approved in writing by the Mineral Planning Authority. Such scheme shall incorporate the recommendations set out in Section 7.8 of the Ecology and Biodiversity Chapter of the Environmental Statement (September 2004) and the Westbury Quarry Ecology Update Report Spring 2006 (May 2006). Such scheme shall be implemented as approved.
20. No development of the extension area shall take place until all footpaths and bridleways affected by the proposal have been diverted, are in place and brought into use.
21. Within three months of the granting of this permission a scheme setting out details of measures to ensure public safety in the vicinity of the north-west face of the quarry shall be submitted to and approved in writing by the Mineral Planning Authority. Such scheme shall include the measures outlined in Section 4.4 of Chapter 4 of the Environmental Statement dated September 2004. Such scheme shall be implemented as approved.

Reasons

1. To comply with Section 51(1) of the Planning and Compulsary Act 2004.
2. For the avoidance of doubt and to not prejudice the long-term restoration of the site.
3. For the avoidance of doubt and to safeguard adjacent land uses.
4. To enable the Mineral Planning Authority to adequately control development and to minimise its impact on the amenities of the local area.
5. To minimise the risk to local groundwater resources.
6. In the interests of highway safety.
7. To safeguard the adjoining area.
8. and 9. To protect the amenity of the area.
10. To ensure that any leak or loss of fuel is detected and to prevent pollution to groundwater.
11. To minimise the nuisance and disturbance to the surrounding area.
12. In the interests of maintaining soil quality and the satisfactory restoration of the site.
13. To improve the appearance of the site in the interests of visual amenity, to screen the workings and to assist in integrating the site back into the local landscape.
14. To ensure consistence in terms of the chalk grassland to be provided and to ensure maximum biodiversity gain.
15. To safeguard undue disturbance to the general amenity of the area.
16. To ensure that the development is carried out in a satisfactory manner and to regulate the use of the land.
17. To ensure that chalk grassland of local provenance is used in the restoration of the site.
18. To ensure the safeguarding of the important RIGS site.
19. To safeguard protected species on the site.
20. To maintain the integrity of the public rights of way network.
21. To ensure that measures to provide for public safety do not detract from the overall restoration of the site and to protect the amenity of the area.

Permission granted for the following reasons

The decision to grant planning permission has been taken having regard to Policies C2, MSP1 and MSP6 of the Wiltshire and Swindon Structure Plan 2016 (Adopted April 2006), Policies 1, 3, 14, 19, 30, 31, 32, 48 and 49 of the Adopted Wiltshire and Swindon Minerals Local Plan (November 2001), Policies C3, C4a, C5, C6, C13 and C15 of the West Wiltshire District Plan First Alteration Written Statement (June 2004) and to all relevant material considerations. The development is acceptable in principle and subject to compliance with the conditions attached to this permission would not cause any significant harm to interests of acknowledged importance.

Informative

This planning permission does not authorise the stopping-up or diversions of the footpaths and bridleways required to enable development to take place. These can only be stopped-up or diverted by Order under Section 257 of the Town and Country Planning Act 1990.

DATED

12th April

2007

WILTSHIRE COUNTY COUNCIL
THE SECRETARY OF STATE FOR DEFENCE

and

BLUE CIRCLE INDUSTRIES PLC

AGREEMENT

pursuant to Section 106
of the Town and Country Planning Act 1990

re land at
Westbury Chalk Quarry,
Westbury Cement Works, Wiltshire

H.A. Linsey - Solicitor
Lafarge Aggregates Limited
Granite House
Granite Way
Syston
Leicester
LE7 1PL
Direct Tel No. 0116 264 7223
Direct Fax No. 0116 264 7201
e-mail: hazel.linsey@lafarge.com

THIS AGREEMENT is made 12th day of April 2007

BETWEEN:

WILTSHIRE COUNTY COUNCIL of County Hall Trowbridge Wiltshire BA14 8JD
(hereinafter called "the Council") of the first part

THE SECRETARY OF STATE FOR DEFENCE (for and on behalf of the Queen's
Most Excellent Majesty) (hereinafter called "the SOS") of the second part and

BLUE CIRCLE INDUSTRIES PLC (Company Registration Number 66558) of Granite
House Granite Way Syston Leicester LE7 1PL (hereinafter called "the Developer") of the
third part

1. DEFINITIONS AND INTERPRETATIONS

In this Deed the following words and expressions shall have the following meanings:-

"the 1990 Act"	the Town and Country Planning Act 1990 as amended
"the Conservation Land"	the land at Westbury Chalk Quarry, Westbury Cement Works, Wiltshire shown edged blue on the Plan
"the Conservation Period"	a period of 50 years from either the date upon which in the opinion of the Council acting reasonably restoration and aftercare of the Development Land is completed in accordance with the Planning Permission or the 31 st December 2041 whichever is the earlier
"the Developer's Land"	the land at Westbury Chalk Quarry, Westbury Cement Works, Wiltshire shown hatched black on the Plan

"the Development"	the winning and working of minerals in or on the Development Land as an extension to the existing development at Westbury Chalk Quarry
"the Development Land"	the land at Westbury Chalk Quarry ,Westbury Cement Works, Wiltshire shown edged red on the Plan
"the Licence"	a licence for the implementation of the Nature and Geological Conservation Plan in the form of the draft set out in Schedule 3 of this Agreement
"the Management Plans"	the Management Plans set out in Schedule 1 and Schedule 2 of this Agreement
"the Nature and Geological Conservation Plan"	a Nature and Geological Conservation Plan based on the Management Plans in respect of the Conservation Land for the Conservation Period
"Phase 1"	that phase of the Development identified as Phase 1 on Drawing No. UKTD-WHO34A entitled "Chalk Quarry Phase Working Scheme" an extract of which is attached hereto.
"the SOS's Land"	the land at Westbury Chalk Quarry, Westbury Cement Works, Wiltshire shown cross hatched black on the Plan
"the Plan"	the plan attached to this Agreement

Deputy Head of Legal &
Democratic Services

713060

SEAL
No 26647

Grid
North

Based upon the Ordnance Survey's digital mapping with the permission of the Controllers of
Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No: AL100017605.

Legend

-  The Development Land
-  The Conservation Land
-  Blue Circle Industries PLC Land within the Development Land
-  SOS's Land within the Development Land

Note Quarry survey taken December 2005

LAFARGE
CEMENT

United Kingdom

Westbury Works

CHALK QUARRY

PLAN REFERRED TO

Scale
1:5,000

Grid No
UKTD-WH105

“the Planning Application” a planning application under reference W.04.1867 dated 4th October 2004 for the Development

“the Planning Permission” a planning permission granted to undertake the Development in accordance with the Planning Application containing the conditions in the form of the draft attached to this Agreement

1.1 The expressions “the Council” “the SOS” and “the Developer” shall include their successors in title and assigns

1.2 In this agreement words importing the masculine gender shall be deemed to include the feminine and the singular shall include the plural and vice versa unless the contrary as to gender or number is expressly provided or unless the same is inconsistent with the context and where the expression “the Developer” or “the SOS” comprises two or more persons firms or companies the Developer’s or the SOS’s obligations shall be construed as joint and several

2. RECITALS

2.1 The Council is the Mineral Planning Authority for the purposes of the 1990 Act for the area within which the SOS’s Land and the Developer’s Land is situated

2.2 The Council is for the purpose of Section 106 of the 1990 Act the authority which can enforce the terms of this Agreement

2.3 The SOS is registered at the Land Registry as proprietor with freehold title absolute under title number WT231620 in respect of the SOS's Land

2.4 The Developer is the owner in fee simple of the freehold title of the Developer's Land

2.5 The Developer has by the Planning Application applied to the Council for permission to develop the Development Land in the manner and for the uses set out in the Planning Application and in accordance with the plans specifications and particulars deposited with and forming part of the Planning Application

2.6 The Council is satisfied that the Development is such as may be approved by the Council under the 1990 Act subject to the conditions specified in the Planning Permission and subject to the terms of this Agreement

2.7 The Parties hereto have agreed to enter into this Agreement to make provision for regulating the Development and securing the matters hereinafter referred to

3. NOW THIS DEED WITNESSETH AS FOLLOWS :-

3.1 This Agreement is made in pursuance of Section 106 of the 1990 Act and all other powers it enabling

3.2 This Agreement is a planning obligation for the purposes of Section 106 of the 1990 Act

3.3 This Agreement (apart from Clause 3.11) shall not take effect until the following conditions precedent have been fulfilled :-

3.3.1 the Planning Permission has been granted; and

3.3.2 the Planning Permission has been implemented by the carrying out of a material operation as defined in S.56(4) of the 1990 Act.

For the purpose of determining whether or not a material operation has been carried out there shall be disregarded such operations as follows :-

- a) surveys, tests and investigations (including drilling boreholes, digging trial pits and taking soil samples)
- b) environmental assessments and similar studies (including geological archaeological and ecological surveys and landscape assessments)
- c) site and archaeological investigations
- d) contamination remediation works
- e) diversion and laying services
- f) erection of fences and hoardings

3.4 The Developer covenants with the Council as follows :-

3.4.1 prior to the completion of Phase 1 of the Development or five years from the date of this Agreement (whichever is earlier) to submit to the Council

for approval (such approval not to unreasonably withheld or delayed) the Nature and Geological Conservation Plan

3.4.2 to implement the principles contained in the approved Nature and Geological Conservation Plan during the Conservation Period

3.5 The SOS covenants with the Council and the Developer

3.5.1 to grant to the Developer the Licence to enable the Developer to have access to and to enter onto the Conservation Land to implement the principles contained in the Nature and Geological Conservation Plan during the Conservation Period upon termination of the Lease dated 4th November 2003 made between the SOS (1) and the Developer (2) or the Aftercare Licence referred to therein whichever is the earlier

3.5.2 to observe perform and implement the Nature and Geological Conservation Plan in the event the Licence is terminated pursuant to clause 5 thereof such obligation to take effect from the date of such termination

3.6 The SOS and the Developer covenant with the Council to observe the provisions of the Wildlife and Access to the Countryside Act 1981 in respect of bird species listed in Schedule 1 of that Act or any amendment to or reenactment of it in respect of the Conservation Land during the Conservation Period

3.7 No person shall be liable for breach of a covenant contained in this Agreement after he shall have parted with all interest in the Development Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

3.8 The Agreement is a Local Land Charge and shall be registered as such

3.9 The Developer shall pay to the Council on the execution of this Agreement the Council's reasonable legal costs incurred in the preparation and completion of this Agreement and duplicates thereof

3.11 Nothing in this Agreement confers any rights on any person pursuant to the Contract (Rights of Third Parties) Act 1999

IN WITNESS whereof the parties hereto have executed this Agreement as a Deed that day and year herein first before written

Schedule 1

Specification for the Production of a Nature and Geological Conservation Management Plan

The production and implementation of an appropriately funded, detailed and comprehensive Nature and Geological Conservation Management Plan with conservation of biodiversity and geology as the principal objectives. The plan, which should be produced by a suitably qualified ecologist, should include at least the following :-

- Detailed description of the site including biological, physical and cultural interests and general information including location, land tenure and photographic coverage
- An evaluation of the site and confirmation of the site's important features.
- An analysis of the factors affecting or likely to affect the important features.
- Detailed and quantitative objectives.
- A rationale, which considers the influence of the factors on the features, the relationship between the various features and which identified the most appropriate management options to achieve the objectives
- A detailed and fully costed 5 year action plan, to be revised every 5 years after review for a 50 year period in total.
- Details of the managing agency/body.
- Details of monitoring and remedial/contingency measures triggered by monitoring.
- Plans that show, at least, the site's boundary, site infrastructure, habitats and management work phasing.

- A bibliography of relevant literature and/or references cited.

The plan should be concise, easy to read and be a working document with the flexibility to be updated as and when necessary and be subject to an annual informal review and a quinquennial major review.

Schedule 2

Principles of Management/Broad Management Types

Habitat/Area of Work	Broad Management Types Required
Chalk grassland establishing on the quarry slopes and floor	Use of livestock – management of the grassland by grazing. Requires provision for fencing of the restored site and provision of a water supply within the restored site. Provision for scrub control. Control of notifiable weeds for management requirements.
Nesting habitat for peregrine falcons and ravens	Retain 5 ledges suitable for nesting birds at all times.
Conservation of the geological interest of the RIGS	Periodically clear a panel perpendicular to the face (that exposes the whole geological sequence) of vegetation (panel to be 25 to 50 metres in width). Allow access for geologists for study and demonstration (outside the bird breeding season).
Monitoring	Annual inspection to assess whether adjustment of management required. Botanical monitoring every five years utilizing a method similar to the English Nature rapid condition assessment for grasslands¹.

¹ Robertson, H.J. and Jefferson, R.G. (2000). Monitoring the condition of lowland grassland SSSIs Part 1 – English Nature's rapid assessment method. English Nature Research Report No. 315.

Schedule 3

Licence to implement the principles contained in a Geological and Conservation Plan

THIS LICENCE is made the day of 200

BETWEEN

1. THE SECRETARY OF STATE FOR DEFENCE (for and on behalf of the Queen's Most Excellent Majesty) (hereinafter called "the Licensor" which expression shall where the context so admits include his successors in title to the Land); and
2. BLUE CIRCLE INDUSTRIES PLC (Company Registration Number 66558) of Granite House Granite Way Syston Leicester LE7 1PL (hereinafter called "the Licensee")

WHEREAS

1. The Licensor and Licensee entered into (or are successors to) a Lease dated the 4th November 2003 ("the Lease") whereby the Licensor demised certain minerals (as defined by the Lease) to the Licensee and permitted the Licensee to work and win the same and which Lease included the grant of certain rights and liberties
2. The Licensor the Licensee and Wiltshire County Council entered into a Section 106 Agreement dated 2006 whereby the Licensee covenanted to implement the principles contained in a Geological and Conservation Plan for a period of fifty years from the date upon which restoration and aftercare of the Development Land (as defined by the Section 106 Agreement) is completed in accordance with the planning permission mentioned below
3. The Licensee obtained planning permission from Wiltshire County Council to work and win minerals under a planning application reference W.04.1867 dated 4th October 2004.

4. The Licensee has completed the restoration and aftercare of the Development Land
5. The Licensor and Licensee now agree to enter into a Licence to permit the Licensee to have access to and to enter upon the land shown for the purposes of identification only edged red on the plan attached to this Licence ("the Land") for a period of fifty years

NOW THIS LICENCE WITNESSES as follows :-

1. In consideration of the covenants on the part of the Licensee contained in this Licence the Licensor grants to the Licensee the right for the Licensee its servants agents and contractors to have access to and to enter upon the Land at any time and to any extent reasonably required to implement the principles contained in the Geological and Conservation Plan and for that purpose to enter with the necessary machinery plant and apparatus onto the Land
2. The Licence shall continue for a period of fifty years from the date on which it is made
3. The Licensee hereby covenants with the Licensor as follows :-
 - 3.1 to pay to the Licensor the Licence Fee of £500 on 1st January in each year during the continuance of this Licence the first payment to be made on 1st January after the date of this Licence

On the 1st January after the date of this Licence and each anniversary thereafter the Licence Fee shall be reviewed and the revised Licence Fee shall be payable from the anniversary date and shall be determined by reference to the Index for the month of December preceding the Review Date and compared with the Index at December 2006

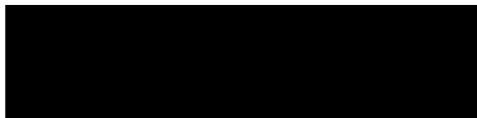
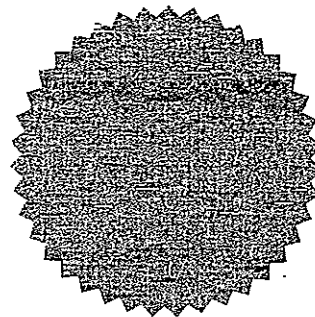
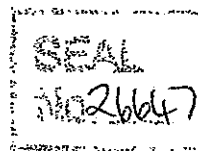
"Index" shall mean the Retail Price Index published by the Office for National Statistics or any statutory successor
 - 3.2 to implement the principles contained in the Geological and Conservation Plan to the satisfaction of Wiltshire County Council

- 3.3 to comply with all obligations imposed under or by virtue of any Act or Acts of Parliament statutory instrument or other byelaws or regulations for the time being in force
 - 3.4 to make good any damage caused to the Land as soon as practicable after any such damage is caused
 - 3.5 so far as the Licensee may validly do so at all times to keep the Licensor effectively indemnified against all actions proceedings costs charges claims and demands which may be made or brought against the Licensor by any third party in relation to or in connection with this Licence or any matter or thing done or purported to be done in pursuance of it
4. The Licensor hereby covenants with the Licensee as follows :-
- 4.1 not to interfere with or obstruct the Licensee in carrying out its obligations under this Licence
 - 4.2 to compensate and fully indemnify the Licensee for any additional costs or expenditure of whatever kind incurred by it caused directly or indirectly through the occupation of the Land by the Licensor or its tenants or licensees or by reason of any matter referred to in Clause 4.1 above
5. In respect of the whole of the Land the Licence may be terminated by the Licensor giving to the Licensee not less than twenty one day's notice in writing if the Licensee shall default in its obligations hereunder to any material extent and shall have failed to remedy such default within a reasonable time of being requested to do so by the Licensor or its agents

Provided that if the Licensor terminates the Licence pursuant to this Clause the Licensor shall upon expiry of the said notice become responsible for the implementation of all the principles contained in the Geological and Conservation Plan as shall remain outstanding under the Section 106 Agreement but without prejudice to any antecedent breach by the Licensee of its obligations under this Licence

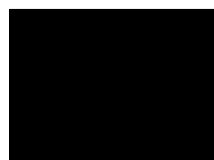
IN WITNESS of which the parties have executed this document as a deed on the date set out above

The OFFICIAL SEAL of
THE SECRETARY OF STATE
FOR DEFENCE
hereunto affixed was
authenticated by



Authorised Officer

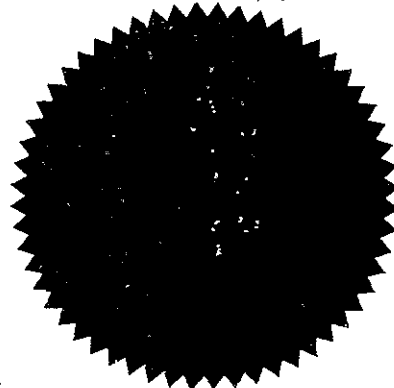
Executed as a deed by affixing
the COMMON SEAL of
BLUE CIRCLE INDUSTRIES PLC
in the presence of :-



Authorised Signatory



Authorised Signatory



Executed as a deed by affixing
the COMMON SEAL of
WILTSHIRE COUNTY COUNCIL
in the presence of :-



Deputy Head of Legal &
Democratic Services

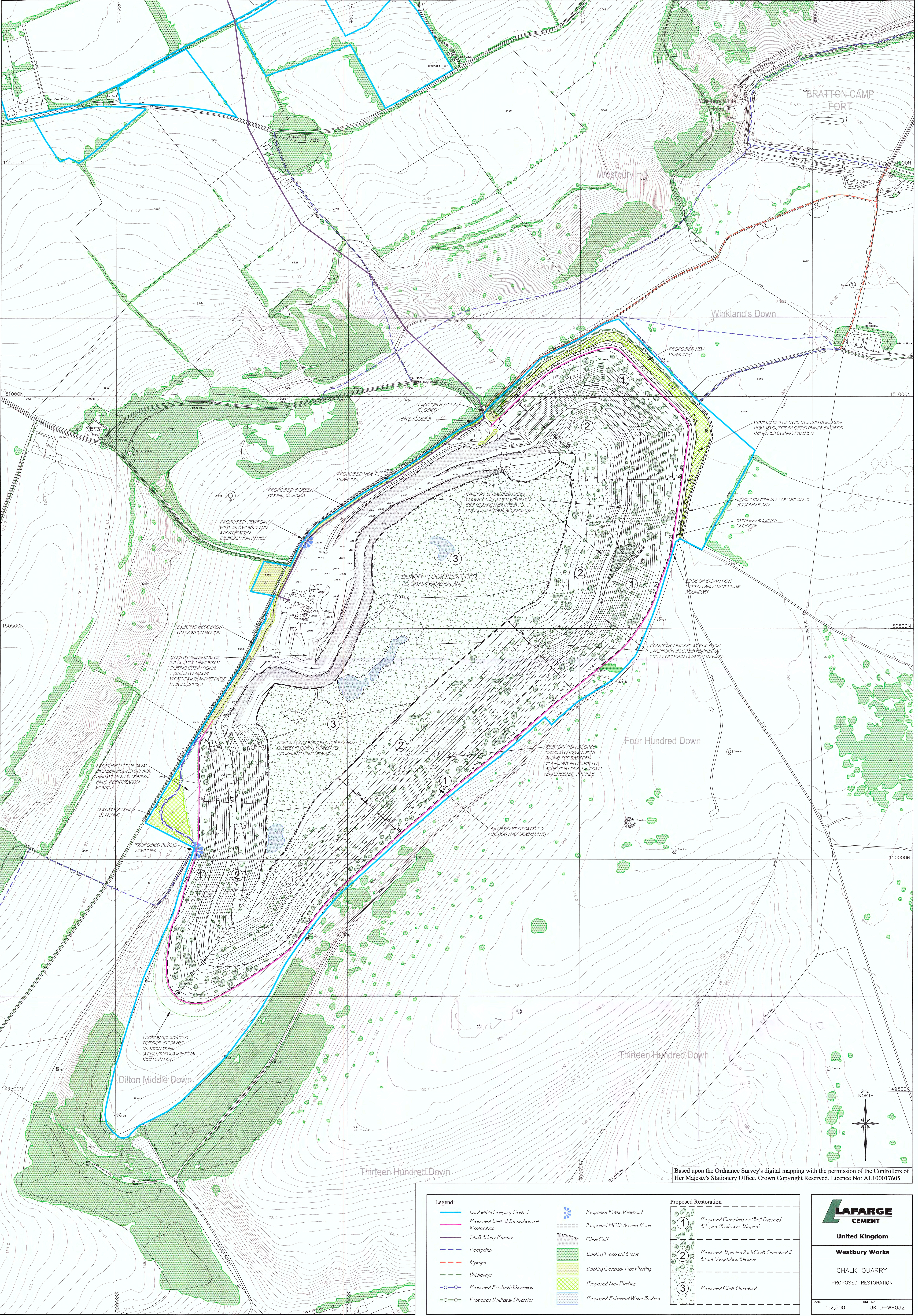
Authorised Signatory

Authorised Signatory



713058

**Appendix 2
Approved Restoration Plan (drawing reference UKTD-
WHO32A)**



Based upon the Ordnance Survey's digital mapping with the permission of the Controllers of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No: AL100017605.

Legend:

- Land within Company Control
- Proposed Limit of Excavation and Restoration
- Chalk Slurry Pipeline
- Footpaths
- Byways
- Bridleways
- Proposed Footpath Diversion
- Proposed Bridleway Diversion
- Proposed Public Viewpoint
- Proposed MOD Access Road
- Chalk Cliff
- Existing Trees and Scrub
- Existing Company Tree Planting
- Proposed New Planting
- Proposed Ephemeral Water Bodies

Proposed Restoration

- 1 Proposed Grassland on Soil Dressed Slopes (Roll-over Slopes)
- 2 Proposed Species Rich Chalk Grassland & Scrub Vegetation Slopes
- 3 Proposed Chalk Grassland

LAFARGE CEMENT

United Kingdom

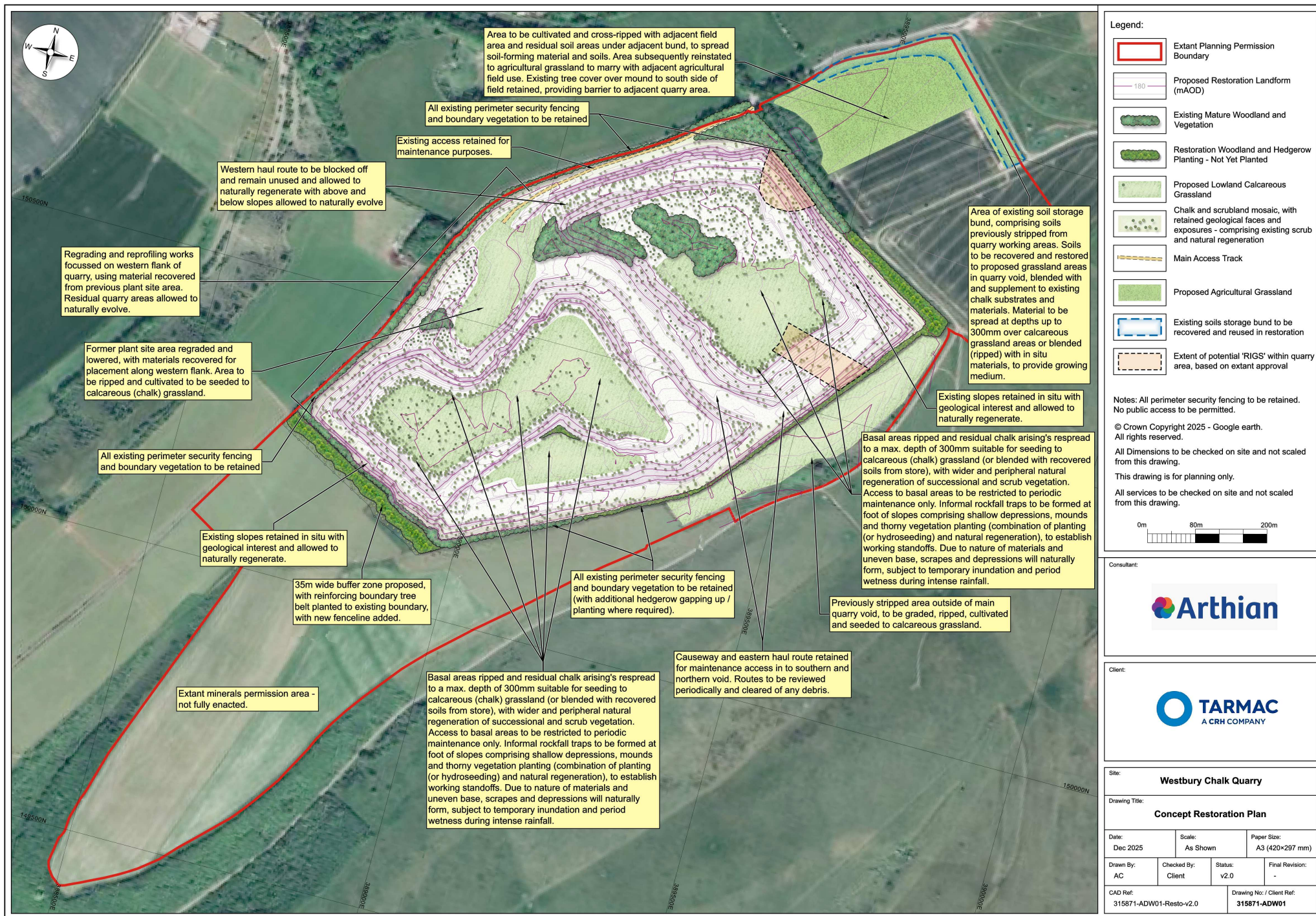
Westbury Works

CHALK QUARRY
PROPOSED RESTORATION

Scale: 1:2,500

DRG No: UKTD-WH032

**Appendix 3
Proposed Restoration Plan (drawing reference 315871-
ADW01)**



Appendix 4
Ecological Impact Assessment dated September 2025

Ecological Impact Assessment

Prepared by: Arthian Ltd.

For: Tarmac Trading Ltd.

Site: Westbury Chalk Quarry

Date: 01/09/2025

Document Ref: 315880

Issue-1.0

www.arthian.com

Quality Assurance

Issue Record

Revision	Description	Date	Author	Reviewer	Approver
1.0	First issue to client	01/09/2025	JD	NM	NM

Staff Detail

Initials	Name	Position
JD	Jess Davies	Ecology and Biodiversity Consultant
NM	Nick Masters	Ecology and Biodiversity Group Director



Contents

1. Introduction	5
1.1 Brief	5
1.2 Purpose of this Report.....	5
1.3 Site Location and Context	5
1.4 Proposed Development.....	6
2. Methodology.....	8
2.1 Desk Study	8
2.2 Extended Phase 1 Survey	8
2.3 Phase 2 Surveys.....	10
3. Results.....	11
3.1 Designated Wildlife Sites	11
3.2 Off-Site Priority Habitats	12
3.3 Habitat Baseline	12
3.4 Fauna.....	14
4. Recommendations and Impact Assessment	18
4.1 Designated Wildlife Sites and Offsite Priority Habitats.....	18
4.2 Invasive Species	18
4.3 Protected Species.....	18
5. Conclusion	21

Tables

Table 1: Desk Study Information	8
Table 2: Survey Weather Conditions	8
Table 3: Categorisation of HSI (Oldham et al., 2000).....	9
Table 4: BCT Guidelines for Assessing Suitability for Trees for Bats	9
Table 5: BCT Guidelines for Categorising the PRFs	10
Table 6: Statutory Wildlife Sites within 2km of the Site	11
Table 7: Non-Statutory Designated Wildlife Sites within 2km of the Site	11
Table 8: Habitats within Westbury Chalk Pit	12
Table 9: Habitats within Northern Bund Area	13
Table 10: HSI Summary.....	15
Table 11: Ground Level Tree Assessment.....	16
Table 12: Photos within Westbury Chalk Quarry	26
Table 13: Photos in the northern bund area	27

Photos



Photo 1: Site entrance – Broadleaved woodland and hardstanding	26
Photo 2: Poor semi-improved grassland (northern)	26
Photo 3: Ephemeral / short perennial.....	26
Photo 4: Dry waterbody (TN1)	26
Photo 5: Broadleaved woodland within the quarry basin.....	26
Photo 6: Poor semi-improved grassland within the quarry basin	26
Photo 7: Brash pile (TN3).....	27
Photo 8: Scrub - scattered.....	27
Photo 9: Hardstanding track.....	27
Photo 10: Tall ruderal.....	27
Photo 11: Poor semi-improved grassland.....	27
Photo 12: Treeline (TL1).....	27

Figures

Figure 1: Site Location.....	6
------------------------------	---

Appendices

Appendix A: Legislation.....	23
Appendix B: Figure 1 – Phase 1 Habitat Map	25
Appendix C: Site Photographs	26
Appendix D: Great Crested Newt Survey Report	28
Appendix E: Reptile Survey Report	29

References

References.....	30
-----------------	----



1. Introduction

1.1 Brief

DL Walker ('the Agent') is applying for planning permission on behalf of Tarmac Trading Limited ('the Client') to revise an amendment to the proposed (previously permitted) restoration ('the Proposed Development') at Westbury Chalk Pit, Westbury, Wiltshire, BA13 3ED ('the Site'). The Proposed Development will also involve chalk extraction and following restoration of a northern bund area. Arthian was appointed by the Agent to undertake ecology surveys at the Site in support of the application.

Arthian (formerly Crestwood Environmental Ltd) undertook an extended Phase 1 habitat survey to inform a Preliminary Ecological Appraisal (PEA) in November 2022 for the Proposed Development. Following recommendations of the PEA, great crested newt eDNA surveys were undertaken of one onsite pond in June 2023 and following a pause in the project, reptile surveys were also undertaken from April 2024 to August 2024. No further Phase 2 surveys were identified as required. An update extended Phase 1 habitat survey was undertaken in June 2025 and July 2025 and the results of the Phase 1 and 2 surveys have been used to inform this Ecological Impact Assessment (EclA).

The aim of the instructed work was to:

- Understand the broad habitat types and their suitability for protected and notable species;
- Identify high-level ecological constraints and opportunities presented by the proposals; and
- Assess the impacts and effects of the development and produce an EclA.

1.2 Purpose of this Report

This report has been produced to document the methods, results and conclusions from the ecology work undertaken in respect of the Site. This report is intended to be submitted to support the planning application.

1.3 Site Location and Context

The survey was undertaken at Westbury Chalk Pit – centred at National Grid Reference (NGR) ST 89141 50611 and a northern bund area – centred at NGR ST 89569 51131. The two areas are collectively referred to as 'the Site' however; habitats have been described separately.

The Site is currently a disused quarry. Rough calcareous grassland is present to the east and west of the site, agricultural to the north and south and residential towns nearby; c.1.67km west of the Site is the town of Westbury and c.4.95km south of the Site is the town of Warminster.



Figure 1: Site Location



1.4 Proposed Development

The proposals include revising the approved restoration scheme via amendment of the extant planning permission under Section 73 of the TCPA 1990 and extracting chalk from the northern bund area. The Site has been inactive for several years and current proposals relate to an amendment to the original proposals.

The Restoration Scheme includes:

- Stabilisation of faces;
- Provision of biodiversity benefits;
- Mitigation of potential adverse landscape and visual impacts; and
- Minimisation of landform changes.

The amendment to the restoration plan involves:

- Retaining existing woodland;
- Creating woodland and hedgerow;
- Retaining geological faces and exposures, comprising existing scrub and natural regeneration;
- Removing debris of maintenance route
- Allow natural regeneration;



- Ripping of basal areas to allow for cultivation;
- Regard and reprofiling areas, using materials recovered from previous plant site area;
- Creation of lowland calcareous grassland



2. Methodology

2.1 Desk Study

The desk study was informed by a review of existing available information provided by Wiltshire and Swindon Biological Records Centre (WSBRC) and web-based resourced such as Multi-Agency Geographic Information for the Countryside (MAGIC) (see Table 1). Ordnance Survey (OS) maps and aerial imagery were used to gain contextual information about the Site.

Table 1: Desk Study Information

Source	Information Sought (search buffer from Site)
WSBRCF	- Statutory designated wildlife sites (2 km) - Non-statutory designated wildlife sites (2 km) - Protected and notable species (2 km) - Schedule 9 invasive species (2 km)
MAGIC maps	- Designated sites of international importance, including SPAs, SACs and Ramsar sites (2 km) - Designated sites of national importance, including SSSIs and National Nature Reserves (2 km) - Priority habitats listed on Section 41 on NERC Act (0.25km) - Granted European Protected Species (EPS) Licences (1 km) - Ponds (500m)

2.2 Extended Phase 1 Survey

A Phase 1 habitat survey was undertaken on 30th November 2022 and an updated survey 4th June 2025. The survey of the northern bund area was undertaken on 1st August 2025. The survey followed the standard methodology for the Phase 1 habitat survey based on guidelines provided by Joint Nature Conservancy Council (JNCC, 2010).

In addition to the mapping and description of habitats, the survey was ‘extended’ to include for incidental observations of protected and/or notable species and the potential for such species to occur on site (and in the surrounding landscape where relevant). The extended element of the survey was based on professional judgement. Specific methodology is detailed as below.

The weather conditions at the time of the surveys are shown in the table below.

Table 2: Survey Weather Conditions

Parameter	Recorded figure (30/11/22)	Recorded figure (04/06/25)	Recorded figure (01/08/25)
Temperature (°C)	5	9	20
Cloud Cover (in Oktas)	8	8 at the start and 6 at the end.	7 at the start and 5 at the end.
Precipitation	None	Showers at approx. 10am for 20 mins.	Showers at approx. 10:45am for 15 mins.
Wind Speed (Beaufort Scale)	2	1	1



2.2.1 Habitat Suitability Index (HSI)

A desk-based search was carried out to identify waterbodies within 500m of the site, and those deemed potentially relevant to the status of great crested newt (GCN) (*Triturus cristatus*) were subject to a Habitat Suitability Index (HSI) assessment for their suitability for GCN following guidelines produced by Oldham et al. 2000.

There was one waterbody within the Site, at the time of the 2022 Phase 1 survey and no further ponds within 500m of the Site. There were other temporary pools of water located on the quarry basin at the time of the 2022 Phase 1 survey, however they were scoped out as unsuitable due to them only being present due to the recent heavy rain that had occurred prior to the survey (which was also during a very wet period generally). There were no waterbodies within the Site at the time of the 2025 Phase 1 survey, which was undertaken in the summer months.

The waterbody was categorised using the scores and categories outlined in Table 3.

Table 3: Categorisation of HSI (Oldham et al., 2000)

HSI Score	Pond Suitability
<0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

2.2.2 Roosting, Commuting and Foraging Bats

The broad habitats present within and around the site were assessed to determine their level of suitability for foraging and commuting bats and categorised following Bat Conservation Trust (BCT) good practice guidelines (Collins, 2023). A ground level tree assessment (GLTA) was also undertaken on trees within the Site. The survey focused on trees proposed to be removed as part of the development. Trees were inspected from the ground to compile information about the tree, Potential Roost Feature (PRF)s (or lack of) and any evidence of bats and were categorised according to BCT guidelines and in the tables below.

Table 4: BCT Guidelines for Assessing Suitability for Trees for Bats

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.



Table 5: BCT Guidelines for Categorising the PRFs

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.2.3 Badger

A badger (*Meles meles*) survey was carried out at the Site, plus within a 30m buffer outside of the Site boundary (where accessible), in accordance with published guidance (Harris, et al., 1989). All potential habitats within the Site, plus 30m outside of the Site boundary, where accessible, were surveyed for evidence of badger activity, and specifically for the presence of setts. Field signs searched for included well-worn pathways, latrines, hair, discolouring of and damage to fencing, signs of foraging and feeding remains.

2.3 Phase 2 Surveys

Where it was considered a potential impact to protected or notable species, further species surveys work was undertaken, as detailed below. All species surveys were undertaken by Arthian.

2.3.1 Great Crested Newt eDNA Survey

Full details are presented in the 'Great Crested Newt eDNA Survey' report and found in Appendix D.

An environmental DNA (eDNA) survey was undertaken on one waterbody (P1) at the Site to determine the presence of great crested newt. There were no further ponds within 500m of the Site.

The survey involved taking 20 water samples from the margins of each waterbody by experienced and licensed surveyors using the correct methodology and equipment. The samples were then despatched to a recognised laboratory for polymerase chain reactions (qPCR) analysis. The samples were taken during the optimum survey period of 15th April – 30th June on 13th June 2023.

2.3.2 Reptile Surveys

Full details are presented in the 'Westbury Chalk Pit: Reptile Presence/Likely Absence Survey' report and found in Appendix E.

The reptile surveys included seven site visits and were completed between April and August in 2024. The survey followed the recommended methodology outlined in Froglife Advice Sheet 10 (Froglife, 1999) and Herpetofauna Workers Manual (Gent & Gibson, 2003). All surveys visits were undertaken in suitable weather conditions.



3. Results

3.1 Designated Wildlife Sites

There are three statutory designated wildlife sites within 2km of the Site. These include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs) are presented in the table below.

Table 6: Statutory Wildlife Sites within 2km of the Site

Site Name	Designation	National Grid Reference	Proximity to the Site	Area (ha)	Description
Salisbury Plain	SSSI, SAC, SPA	SU059492	Immediately adjacent to the east of the Site	19714.54	The largest remaining area of open chalk grassland in north-west Europe. It supports important scrub communities with a wide variety of native shrubs.
Upton Cow Down	SSSI	ST874491	1.4km south of the Site	16.97	The site occupies a predominantly north-west facing scarp of moderate to steep gradient on the Lower and Middle Chalk. Scattered scrub composed of hawthorn, elder, dog rose and bramble occurs throughout the site.
Bratton Downs	SSSI	ST920514	360m north of the Site	400.49	Escarpments of periglacial landform, calcareous grassland and broadleaved woodland, slopes populated with scrub.

There are four non-statutory wildlife sites within 2km of the Site. These include Local Wildlife Sites (LWS) and are presented in the table below. These do not receive statutory protection but are recognised through the planning system as they are important for their nature conservation value.

Table 7: Non-Statutory Designated Wildlife Sites within 2km of the Site

Site Name	Designation	Proximity to the Site	Description
White Scar Hanging	LWS	156m south of the Site	A semi-natural broadleaved woodland of Beech and Ash along the Ridgeway on the steep slope of the chalk scarp, with impressively large Beech trees, many with diameters over 1m.
White Scar Hanging Chalk	LWS	250m north of the Site	Steep, naturally terraced north-west facing chalk scarp that is undulating with alternating rounded ridges and coombes, supporting a species-rich chalk grassland.
Bratton Chalk	LWS	870m east of the Site	Mesotrophic pasture within an ancient hill fort and some sections of the ramparts with unimproved calcareous grassland.



Site Name	Designation	Proximity to the Site	Description
Bratton Down Quarry	LWS	710m east of the Site	The site of an old quarry adjacent to Bratton Camp Fort and Bratton Down SSSI with calcareous grassland on raised earthworks.

3.2 Off-Site Priority Habitats

There are 19 off-site priority habitats within 250m of the site, including deciduous woodland (DWOOD) and lowland calcareous grassland (LCGRA):

- DWOOD, c. 110m west of the site and 1.07ha
- DWOOD, c. 207m west of the site and 1.79ha
- DWOOD, c. 195m west of the site and 3.01ha
- LCGRA, directly adjacent to the southeast and 0.74ha
- LCGRA, directly adjacent to the southeast and 25.3ha
- LCGRA, c. 160m southeast of the site and 28.46ha
- LCGRA, c. 78m east of the site and 2.06ha
- LCGRA, c. 133m east of the site and 118.07ha
- LCGRA, c. 57m east of the site and 25.45ha
- LCGRA, c. 72m east of the site and 3.97ha
- LCGRA, c. 102m north of the site and 0.66ha
- LCGRA, c. 109m west of the site and 27.05ha

3.3 Habitat Baseline

3.3.1 Westbury Chalk Pit

The habitats recorded within Westbury Chalk Pit are summarised in the tables below and presented in Figure 1 within Appendix B.

Table 8: Habitats within Westbury Chalk Pit

Habitat	Description
Hardstanding	A hardstanding access road is present in the north of the Site.
Ephemeral / short perennial and scrub mosaic	The Site predominantly comprises of ephemeral/short perennial. The Site has had chalk extracted and has been disused for several years, therefore vegetation has started to establish within the quarry basin; it is sparsely distributed and there is no clear dominance of one species. Species included herb Robert (<i>Geranium robertianum</i>), oxeye daisy (<i>Leucanthemum vulgare</i>), dandelion (<i>Taraxacum officinale</i> agg.), heath spotted-orchid (<i>Dactylorhiza maculata</i>), mouse-ear hawkweed (<i>Pilosella officinarum</i>), stinging nettle (<i>Urtica dioica</i>), creeping buttercup (<i>Ranunculus repens</i>), ribwort plantain (<i>Plantago lanceolata</i>). In the central areas of the Site, the ground becomes more sparsely vegetated; the chalky ground is apparent throughout this habitat. An area denoted as TN1, has cracks in the ground and few rushes present, where standing water was once present. Throughout the Site, including cliff faces and within the quarry basin, there are patches of scrub of buddleia (<i>Buddleja davidii</i>). The patches comprise of single, or



Habitat	Description
	few stands and have not been mapped as the areas are too small. Other areas of scrub have been described below that comprise larger areas / more species.
Poor semi-improved grassland (northern extent)	Poor semi-improved grassland is present within the northern extent of the Site. The grassland is unmanaged and is therefore long and tussocky. There are species indicative of calcareous grassland; however, the species list is restricted and therefore considered poor semi-improved grassland. Species include: Abundant: rough meadow grass (<i>Poa trivialis</i>), Yorkshire-fog (<i>Holcus lanatus</i>) tufted hair grass (<i>Deschampsia cespitosa</i>). Frequent: dock species (<i>Rumex sp.</i>), common yarrow (<i>Achillea millefolium</i>), cock's foot (<i>Dactylis glomerata</i>), red clover (<i>Trifolium pratense</i>), oxeye daisy (<i>Leucanthemum vulgare</i>), common yarrow (<i>Achillea millefolium</i>). Occasional: cleavers (<i>Galium mollugo</i>). Rare: creeping thistle (<i>Cirsium arvense</i>), red valerian (<i>Centranthus ruber</i>).
Semi-improved grassland with calcareous influence (quarry basin)	There is small area of semi-improved grassland with calcareous influence within the quarry basin to the south of the Site. The grassland is unmanaged and is therefore long and tussocky. However, the species list is restricted and therefore considered semi-improved grassland. Species include: Abundant: cock's foot, tufted hair grass, rough meadow grass Frequent: blue green sedge (<i>Carex flacca</i>) Occasional: red clover, broadleaf plantain (<i>Plantago major</i>), dandelion (<i>Taraxacum officinale</i>), mouse-ear hawkweed (<i>Pilosella officinarum</i>), bird's-foot-trefoil (<i>Lotus corniculatus</i>), goat willow (<i>Salix caprea</i>) saplings, salad burnet (<i>Sanguisorba minor</i>) Rare: heath spotted-orchid There is a brash pile within the eastern extent of the grassland denoted as TN3 on the Phase 1 Habitat Map.
Scattered broadleaved trees	Semi-mature trees are present within the quarry basin in the centre of the Site. Species include crack willow (<i>Salix × fragilis</i>) and goat willow.
Scattered scrub	Scattered scrub is present throughout the entirety of the Site, along cliff faces, boundary edges and in isolated areas. Species comprise of buddleia (<i>Buddleja davidii</i>), bramble (<i>Rubus fruticosus</i>) and willow species.
Dense and continuous scrub	Dense areas of shrubland were present within the quarry basin in the central-western extent of the Site. Species included willow, bramble and buddleia.
Broadleaved woodland	Broadleaved woodland is present within the quarry basin and along the northern, western and southern boundaries. The trees are mature and comprise of elder (<i>Sambucus nigra</i>), ash (<i>Fraxinus excelsior</i>), willow species, sycamore (<i>Acer pseudoplatanus</i>), field maple (<i>Acer campestre</i>) and bramble. The woodland is compact with a shrub layer.

3.3.2 Northern Bund Area

The habitats recorded within the northern bund area are summarised in the tables below and presented in Figure 1 within Appendix B.

Table 9: Habitats within Northern Bund Area

Habitat	Description
Hardstanding	A stoney track is present in the southwestern and northeastern extent of the Site.



Habitat	Description
Poor semi-improved grassland	Poor semi-improved grassland is present throughout the entirety of the Site and is considered a dominant habitat. The grassland is long and unmanaged. Species include: Abundant: cock's foot, false oat grass (<i>Arrhenatherum elatius</i>) Occasional: common hogweed (<i>Heracleum sphondylium</i>), dandelion, hedge bindweed (<i>Calystegia sepium</i>), dock, stinging nettle Rare: common yarrow, great willowherb (<i>Epilobium hirsutum</i>), common ragwort (<i>Jacobaea vulgaris</i>) and creeping thistle.
Dense and continuous scrub	Dense and continuous scrub is present through the entirety of the Site and is one of the dominant habitats present. Species include bramble, stinging nettle and occasional buddleia and common hawthorn.
Tall ruderal	Tall ruderal is present in the northern extent of the site. Species include great willowherb, nettle, hogweed, dock, hedgerow cranesbill (<i>Geranium pyrenaicum</i>).
Broadleaved treeline	TL1 is present in the along the hardstanding track in the southwestern extent of the Site. Species were mature sycamore, hawthorn, ash, ivy (<i>Hedera helix</i>), buckthorn (<i>Rhamnus cathartica</i>). Ground flora included hogweed, bramble, barren brome (<i>Bromus sterilis</i>), common knapweed (<i>Centaurea nigra</i>), stinging nettle, hedge bindweed and false oat grass.

3.3.3 Protected and Notable Flora

The Phase 1 survey found no plant species which are afforded special protection on Schedule 8 of the WCA 1981 (as amended) during the survey.

3.3.4 Invasive or Otherwise Notable Flora

Small-leaved cotoneaster (*Cotoneaster microphyllus*) is present at the entrance on Westbury Chalk Pit in the northwestern extent of the Site and is denoted as TN2 on the Phase 1 Habitat Map.

3.4 Fauna

The sections below summarise the results of the desk study, extended Phase 1 survey and Phase 2 surveys (if relevant). The results of the Phase 2 survey results are detailed in full in each relevant appendix.

3.4.1 Badger

The desk study provided 60 records of badger within 2km of the Site, dating between 2002 and 2019. The closest record was located on Site.

The edge habitats of woodland, treelines and dense scrub provide suitable sett building habitat and connectivity to the wider landscape. The previous Phase 1 habitat survey undertaken in November 2022 identified an active badger sett adjacent to the site in the woodland to the north of the Site. This badger sett was no longer present in the 2025 survey. No signs of badger (including setts and evidence) were identified within the Site or within 30m of the Site during the Phase 1 survey. Due to a lack of evidence, there are negligible impacts predicted on badger as a result of the Proposed Development; however, precautionary measures are detailed in Section 4.

3.4.2 Great Crested Newt and Other Amphibians



The desk study provided three records of great crested newt (*Triturus cristatus*) dated 2004 and located c. 1.1km north of the Site.

From a desk-based search no ponds were identified within the Site boundary or within 500m of the Site boundary, however, standing water (P1) was identified during the 2022 survey which was then subject to great crested newt eDNA surveys. The below table summarises the HSI assessment of the standing water.

Table 10: HSI Summary

Pond Ref	Grid Reference	HSI Score	HSI Category	Description
P1	ST 88929 50446	0.5819	Below Average	Water was noted clear and good quality measuring 0.25m depth. Little ephemeral vegetation was present, and bulrush (<i>Typha latifolia</i>) and scattered trees surrounded the waterbody.

During the 2025 Phase 1 Habitat survey, P1 was dry and no longer present, it is now denoted as TN1 on the Phase 1 Habitat Map. P1 was also dry during the course of the reptile surveys from 15th April 2024 to 29th August 2024, indicating that P1 forms temporarily in periods of heavy rainfall. The Site offers suitable terrestrial habitats for great crested newt including scrub, woodland, treelines and poor semi-improved grassland which provide foraging, commuting and sheltering opportunities. Furthermore, smooth newt (*Lissotriton vulgaris*) was identified under the refugia during the reptile surveys.

Full details of the eDNA survey are available in Appendix D. The results of the eDNA survey for P1 were negative. Therefore, great crested newt is likely absent from P1. Due to a lack of ponds within the Site boundary and within 500m of the Site boundary, no further survey work is required for great crested newt and other amphibians. Precautionary measures are detailed in Section 4.

3.4.3 Reptiles

The desk study provided 25 records of common lizard (*Zootoca vivipara*) dated between 2002 and 2019, the closest record to Site was circa 270m east of the Site. One record of grass snake (*Natrix helvetica*) dated 2016 was located circa 1.2km from the Site. Six records of slow worm (*Anguis fragilis*) dated between 2010 and 2018, with the closest record to Site located circa 280m east of the Site.

No reptiles were recorded during the 2022 Phase 1 Habitat survey; however, this was undertaken in November when reptiles are hibernating. The update survey in 2025 was undertaken in June and one juvenile slow worm was identified on the hardstanding road in the northeastern extent of the Site, denoted as TN4 on the Phase 1 Habitat Map.

The Site contains suitable habitat for reptile including foraging and commuting habitat of scrub, woodland, treelines and long grassland, especially slow worm. As well as basking habitat of ephemeral / short perennial. The large brash pile (TN3) within the poor semi-improved grassland in the quarry basin is suitable hibernacula for reptiles.

Full details of the reptile survey can be found in Appendix E. The survey concluded that there is a small population of slow worm, small population of common lizard and a small population of grass snake present at the Site. The presence of juvenile slow worm and juvenile common lizard indicates breeding populations. Mitigation is detailed in Section 4.



3.4.4 Birds

The desk study provided 972 records of birds covering 45 species, including those on the BoCC amber and red list. Species included bunting (*Emberiza calandra*), Cuckoo (*Cuculus canorus*), fieldfare (*Turdus pilaris*), grasshopper warbler (*Locustella naevia*) and greenfinch (*Chloris chloris*).

The cliff quarry faces provide suitable nesting habitat for peregrine falcons, however the restoration plan states that they will retain five ledges at all times.

The existing scrub and woodland habitats on site offer suitable nesting and foraging opportunities for bird species, which are being retained. However, as the current application relates to an amendment to an already approved restoration scheme, additional bird surveys are not considered necessary. Ecological surveys previously undertaken at the site were designed to identify on-the-ground ecological constraints in relation to heavy machinery, and it is understood impacts on birds were assessed under the original assessment. Furthermore, the woodland present within the Site is planned to be retained. As such, further bird survey work is not recommended at this stage. Precautionary measures are detailed in Section 4.

There will be small scale removal of scattered trees that are suitable for nesting birds within the quarry basin, however this is mitigated with precautionary measures in Section 4.

3.4.5 Invertebrates

The desk study provided 1922 records of invertebrates within 2km of the Site. Notable species included cinnabar moth (*Tyria jacobaeae*), wall (*Lasiommata megera*), small heath (*Coenonympha pamphilus*), chalk hill blue (*Polyommatus coridon*), adonis Blue (*Polyommatus bellargus*).

The scrub, woodland and grassland present on Site provide suitable habitat for terrestrial invertebrates. Open mosaic habitat on previously developed land is known to be a good habitat for a number of invertebrates including butterflies, and a range of rare bees and wasps.

A single survey by the Butterfly Conservation Trust was carried out on the Site in 2019 and identified brown hairstreak (*Thecla betulae*) being present close to the Site. The proposals involve retaining vegetative features and allowing the site to naturally evolve; invertebrates will utilise scrub saplings for egg laying. Some ephemeral species are used as a foraging resource by adult invertebrates only and whilst there will be areas of ephemeral / short perennial being removed, the majority will be left to naturally evolve, and grassland will be introduced to these areas. Therefore, the end result of the restoration scheme will encourage invertebrate populations.

3.4.6 Bats

The desk study provided 40 records of unidentified bat species (*Chiroptera*), dated between 2003 and 2015, the closest record to Site was circa 550m north of the Site.

The below table summarises the Ground Level Tree Assessment.

Table 11: Ground Level Tree Assessment

Tree Ref	Description of Feature	Suitability to Roosting Bats
Westbury Chalk Quarry		



Broadleaved woodland	The broadleaved woodland areas with target notes TN5, TN6, TN7 and TN8 on the Phase 1 habitat map deemed to have roosting potential due to maturity and size of the woodland, however due to a lack of access, dense shrub layers and presence of ivy, not all trees were assessed. As such, a general assessment was given to the broadleaved woodland within the site boundary	PRF-I
Northern Bund Area		
TL1	The treeline consisted of trees that had ivy covering them potentially concealing any potential roosting features.	PRF-I

The woodland parcels and treeline (TL1) on Site provide suitable foraging and commuting habitats for bats, which are to be retained. Furthermore, there are trees with roosting potential, as mentioned in Table 11, which are also going to be retained. However, as with birds, there are no material changes to this application which would cause any additional negative impacts to foraging, commuting and roosting bats, as this is an application to an amendment of the approved scheme. Therefore, bat activity surveys are not required at this stage. General recommendations are detailed in Section 4.

3.4.7 Otter and Water Vole

The desk study provided no records of otter and water vole within 2km of the Site.

There are no watercourses or waterbodies at the Site nor that are nearby that have connectivity to the Site to allow colonisation. Furthermore, there was no evidence of otter and water vole at the time of the Phase 1 survey; therefore, there are negligible impacts predicted from the Proposed Development on otter and water vole and are not considered any further in this report.

3.4.8 Other Mammals

The desk study provided 69 records of European hedgehog (*Erinaceus europaeus*), dated between 2016 and 2018, the closest records to Site was located circa 550m east of the Site.

The vegetative habitats on Site provide some foraging and commuting habitats for other mammals and to the wider landscape. Precautionary measures are detailed in Section 4.

3.4.9 Invasive Animal Species

The desk study provided no records of invasive animal species within 2km of the Site.

No evidence of invasive animal species was recorded at the time of the survey.



4. Recommendations and Impact Assessment

4.1 Designated Wildlife Sites and Offsite Priority Habitats

The proposals include retaining vegetative habitats, planting new woodland, creation of calcareous grassland, and the reprofiling of areas for cultivation which are not intensive measures of work that will produce any biophysical changes as a result of hydrology, dust, noise or lighting. As a precautionary measure due to the close proximity of Salisbury Plain SSSI, SAC, SPA and priority habitat lowland calcareous grassland, it is recommended they are included within a Construction and Environmental Management Plan (CEMP).

4.2 Invasive Species

Cotoneaster is listed under Schedule 9 of the Wildlife and Countryside Act 1981 and as such it is an offence to plant or otherwise allow the spread into the wild. The restoration may potentially cause the spread of the plant through large vehicles / machinery as the plant is immediately at the site entrance. However, the cotoneaster is small and localised, therefore it is recommended that a method statement, or an appropriate section of a Construction Environment Management Plan is produced to manage and control the spread of cotoneaster during the restoration.

4.3 Protected Species

4.3.1 Badger

There was no evidence of badger using the Site, such as setts, latrines, hairs or prints; however, there is potential for them to commute through the Site. Although the Proposed Development does not involve removing vegetation, heavy machinery may be used to reprofile areas for cultivation, which has the potential to cause harm to badgers if they are present. Badgers are highly mobile species and have the ability to construct setts between the time of the Phase 1 habitat survey and date of proposed works, therefore a pre-commencement survey, no more than 6 weeks before the date of proposed works is recommended. Following mitigation, there will be no impacts on badger.

4.3.2 Reptiles

The restoration scheme involves retaining the existing vegetation; however, it also involves regrading and reprofiling the western flank and former site area, which is primarily ephemeral / short perennial habitat currently and where reptiles were found to be present. Therefore, in the absence of mitigation there is a risk of direct injury or death of reptiles during the restoration works. It is recommended that the 'ripping' of land is undertaken with the supervision of an Ecological Clerk of Works, and following a two-stage vegetation removal process whereby an initial strim to 15cm height is followed by an ecologist inspection, then a strim down to ground level. In the event reptiles are found, the ecologist will move any reptiles to offsite suitable habitat (rough grassland or woodland). The 'ripping' of land must be undertaken when reptiles are fully active i.e. during the April to September period to avoid disturbing hibernating reptiles. Precautionary measures can be detailed in a non-licensed method statement and/or CEMP.

Furthermore, the large brash pile (TN3) is suitable hibernaculum for reptiles and will be removed to allow basal areas to be ripped and chalk arising respread. It is therefore recommended that the hibernaculum be carefully



dismantled by a qualified ecologist during the active reptile season (March to September), in order to avoid disturbance during the hibernation period, which is particularly sensitive. Should any reptiles or other wildlife be encountered during this process, the ecologist will safely relocate individuals to suitable off-site receptor habitat, such as rough grassland or woodland.

Therefore, following mitigation there will be short-term negative impacts on reptiles (displacement and habitat loss) but long-term positive due to habitat creation, retention of woodland and scrub and natural regeneration.

4.3.3 Great Crested Newt and other Amphibians

Smooth newts were found during the reptile surveys, however no great crested newt or other amphibians were identified. The precautionary measures in place for reptiles will reduce residual risk to amphibians and it is recommended common amphibians are also included within a CEMP.

Therefore, following mitigation there will be short-term negative impacts on smooth newt but long-term positive impacts due to habitat creation / restoration. There are no negative impacts predicted on great crested newt.

4.3.4 Birds

The woodland is to be retained as part of the restoration scheme. Small scale scattered trees within the quarry basin are planned to be removed as part of the ripping of land to allow for cultivation. It is recommended these trees are removed between September – February to avoid impacts on nesting birds. If removal is required during the nesting bird season (March – August), an ecologist should undertake a pre-commencement check for nesting birds and vegetation will be removed within the following 48 hours if no active nests are recorded. If an active nest is recorded, it will be maintained with an appropriate buffer until subsequent checks by the ecologist confirm the nest is no longer active.

Therefore, there will be positive impacts on birds due to the retention of suitable habitat (woodland, scrub and cliff faces) and creation of further suitable habitat.

4.3.5 Bats

The restoration scheme involves the retention of woodland and treeline with roosting potential. It is not anticipated that any trees with roosting potential will be removed; however, if felling and pruning is required, then trees with PRF-I suitability to roosting bats do not require bat surveys if they are to be removed. They only require the presence of an ecologist during removal and a suitable felling regime used i.e. soft felling. Precautionary measures should be detailed in a CEMP.

Therefore, there will be positive impacts on bats due to the retention of suitable habitat (woodland and scrub) and creation of further suitable habitat.

4.3.6 Other Mammals

Artificial lighting has severe adverse impacts on bats and other nocturnal wildlife. The use of external lighting will be avoided or reduced to the minimum required for its intended purpose, during both construction and operation. Where external lighting is to be used, it should follow guidance provided by the Institution of Lighting Professionals (ILP, 2023) and Eurobats (Voigt, 2018) to avoid impacts on wildlife.



All excavations left overnight will either be covered over or provided with a ramp to ensure no wildlife becomes trapped. Open pipework greater than 150mm diameter will be capped off at the end of each working day.

Destruction of any fox dens or rabbit warrens will be done in accordance with the Mammals Act 1996.

Should any distressed or injured animal be found on site, all works should cease, and an ecologist should be contacted.

Further precautionary measures are recommended to be detailed in a CEMP.



5. Conclusion

The survey identified suitable on-site habitats for badger, reptiles, birds, bats, invertebrates and other mammals. Reptile surveys and great crested newt surveys have been undertaken at the Site; however, the waterbody sampled for great crested newt in 2022 was dry during 2024 and 2025. The Site supports small populations of slow worm, grass snake and common lizard. Appropriate mitigation measures have been recommended as well as pre-commencement surveys for badger.

As the application relates to an amendment to an already approved restoration scheme, it was not considered necessary to recommend additional bat or bird surveys, since these would have been addressed during the original ecological assessment. The recommendations provided in this report are proportionate and appropriate to the nature of the proposed construction activities within the restoration works. For instance, the proposed removal of suitable reptile habitat, combined with the known presence of small reptile populations, warrants the implementation of appropriate mitigation and precautionary measures to minimise ecological impacts. In contrast, further surveys for bats and birds are not considered necessary at this stage, as these species are more likely to be associated with retained woodland areas, which will remain unaffected by the proposed amendments. Overall, the restoration will positively impact protected species long-term with some short-term negative impacts on reptiles and smooth newt.



Appendices

Appendix A: Legislation

LEGISLATION

The main legislative framework for ecological protection in Great Britain are the Wildlife and Countryside Act 1981 (WCA, as amended), Countryside and Rights of Ways Act 2000 (CROW, as amended), Natural Environment and Rural Communities Act 2006 (NERC) and the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations, as amended).

The WCA 1981 is the principal mechanism for the legislative protection of wildlife in Great Britain. Schedules of the act list protected species of flora and fauna, as well as invasive species, and detail the possible offences that apply to these species.

The CROW Act 2000 provides a statutory framework for biodiversity conservation. It placed a duty on government departments & the National Assembly for Wales to have regard for biodiversity, provided increased powers for the protection and maintenance of SSSI, and created a right of access to parts of the countryside. The Act contained lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Habitat Regulations 2017 (as amended) are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). It covers requirements for protecting sites that are internationally important for threatened habitats and species (European sites) and a legal framework for species requiring strict protection (European protected species).

The NERC Act 2006 created Natural England and the Commission for Rural Communities, and, amongst other measures, it extended the biodiversity duty set out in the CROW Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 40 of the Act places a duty upon all local authorities and public bodies in England and Wales to have regard to the purpose of conserving biodiversity in exercising all of their functions, including by restoring or enhancing habitats and species populations. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity (otherwise known as priority habitats/species as listed in the now superseded UK Biodiversity Action Plan). These species and habitats are a material consideration in the planning process.

Protection of Badgers Act 1992 makes it an offence to take, kill injure or ill-treat a badger, or interfere with their setts including damaging or destroying a sett, obstructing access and disturbing a badger whilst occupying a sett. The Act defines a badger sett as 'any structure or place, which displays signs indicating the current use by a badger'.

Wild Mammals (Protection) Act 1996 makes provision for the protection of wild mammals from certain cruel acts.

Hedgerow Regulations 1997 makes provision for the protection of important hedgerows.

PLANNING CONTEXT

National Planning Policy Framework Agreement

The National Planning Policy Framework Agreement (NPPF) outlines the Governments planning policies for England and provides guidance to local planning authorities on their local plans.

Section 15: Conserving and Enhancing the Natural Environment seeks to ensure local planning authorities design and enforce appropriate planning policies to conserve and protect the natural environment from new development.

When determining planning applications, local planning authorities should aim to protect and enhance biodiversity and provide net gains in biodiversity where possible. The NPPF makes clear that the planning system should help minimise the impacts that development can have, by applying the ‘mitigation hierarchy’ which puts avoiding significant harm to biodiversity or mitigating such harm ahead of compensation, which is a last resort.

LOCAL PLANNING POLICY

The following policies of Wiltshire Core Strategy are of relevance to ecology:

Core Policy 50: Biodiversity and geodiversity

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Appendix B: Figure 1 – Phase 1 Habitat Map

Target Note Number	Description
TN1	Cracked ground indicative of standing water being once present
TN2	Cotoneaster
TN3	Large brash pile
TN4	Juvenile slow worm on tarmac road
TN5 – TN8	Woodland with PRF-I.



Figure 1 Phase 1 Habitat Map

Tarmac Trading Ltd.

Westbury Chalk Quarry
- Northern Bund Area

- Key:**
- Site Boundary
 - Broadleaved woodland - semi-natural
 - Scrub - dense/continuous
 - Scrub - scattered
 - Semi-improved grassland with calcareous influence
 - Poor semi-improved grassland
 - Ephemeral/short perennial with scrub mosaic
 - Hardstanding
 - Target Note
 - Scattered broadleaved woodland



Project Number: 315880	Scale at A3:
Drawn By: JD	1:3,500
Reviewed By: NM	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 02/09/2025

389400

389500

389600

389700

151200

151100

151000

150900



Figure 1 Phase 1 Habitat Map

Tarmac Trading Ltd.

Westbury Chalk Quarry
- Northern Bund Area

Key:

- Site Boundary
- Tall ruderal
- Scrub - dense/continuous
- Poor semi-improved grassland
- Hardstanding
- Phase 1 Line
- Broadleaved treeline



Project Number: 315880	Scale at A3:
Drawn By: JD	1:1,400
Reviewed By: NM	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 19/08/2025

Appendix C: Site Photographs

Table 12: Photos within Westbury Chalk Quarry



Photo 1: Site entrance – Broadleaved woodland and hardstanding



Photo 2: Poor semi-improved grassland (northern)



Photo 3: Ephemeral / short perennial



Photo 4: Dry waterbody (TN1)



Photo 5: Broadleaved woodland within the quarry basin



Photo 6: Poor semi-improved grassland within the quarry basin



Photo 7: Brash pile (TN3)



Photo 8: Scrub - scattered

Table 13: Photos in the northern bund area



Photo 9: Hardstanding track



Photo 10: Tall ruderal



Photo 11: Poor semi-improved grassland

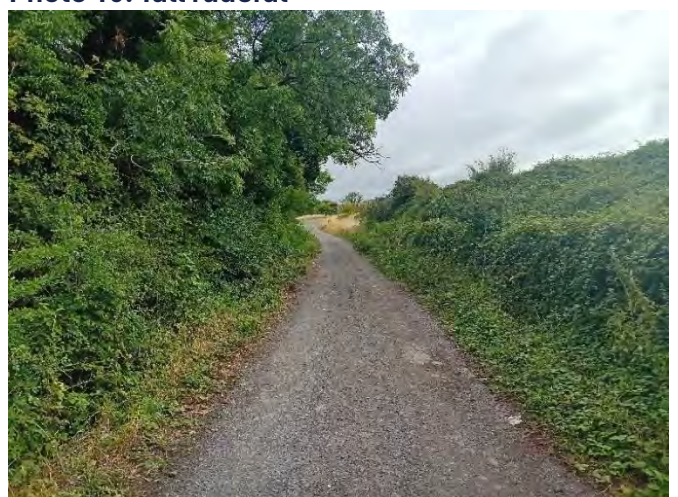


Photo 12: Treeline (TL1)

Appendix D: Great Crested Newt Survey Report



CRESTWOOD ENVIRONMENTAL LTD

www.crestwoodenvironmental.co.uk

Tel: 01902 229 563



Great Crested Newt eDNA Survey

Westbury Chalk Pit

Report Reference: CE-WC-2373-RP01 - FINAL

Report Date: 21 August 2023

Produced by Crestwood Environmental Ltd.

*Sustainable solutions, tailored to **your** needs*

ENVIRONMENT

LANDSCAPE

NOISE

LIGHTING

ECOLOGY

HERITAGE

WATER

TREES

MINERALS / WASTE

AIR QUALITY

LAND QUALITY

VISUALISATION

Crestwood Report Reference: CE-WC-2373-RP01 - FINAL:

Issued Version Status	Date Produced	Written / Updated by:	Checked & Authorised by:
FINAL	17/08/2023	Alex Blundell (Consultant Ecologist)	Nick Masters (Associate Director)

This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or known available at the time of its preparation and within the scope of work agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named client and is confidential to them and their professional advisors.
No responsibility is accepted to others.

Crestwood Environmental Limited

Registered Office:

Science, Technology and Prototyping Centre, UoWSP, Glaisher Drive, Wolverhampton, WV10 9RU, UK

Company Reg. no. 06544898
(Registered in England & Wales)

Tel: +44 (0)1902 229 563

Email: info@crestwoodenvironmental.co.uk

Web: www.crestwoodenvironmental.co.uk

CONTENTS

1	INTRODUCTION	3
1.1	BACKGROUND.....	3
1.2	PURPOSE OF THIS REPORT	3
2	METHODOLOGY	3
2.1	eDNA WATER SAMPLING.....	3
3	RESULTS.....	3
4	CONCLUSION	4

APPENDICES

APPENDIX 1	FIGURE 1 – POND PLAN
-------------------	-----------------------------

TABLES

TABLE 1	EDNA SURVEY RESULTS.....	4
----------------	---------------------------------	----------

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 David L Walker Limited ('the Agent') is submitting an application on behalf of Tarmac Limited ('the Client') for the amendment of a restoration scheme ('the Proposed Development') on land at Westbury Chalk Pit, Westbury, Wiltshire– centred at National Grid Reference (NGR) ST 89141 50611 ('the Site').
- 1.1.2 Crestwood Environmental Ltd. ('Crestwood') was appointed by the agent to conduct a survey to ascertain the presence or likely absence of great crested newt ('GCN') (*Triturus cristatus*) following recommendations within the Preliminary Ecological Appraisal (Crestwood, 2023).
- 1.1.3 The aim of the survey was to determine the presence or likely absence of great crested newt in waterbodies within 500m of the Site through eDNA survey.

1.2 PURPOSE OF THIS REPORT

- 1.2.1 This report has been produced to document the methods, results and conclusions from the ecology work undertaken in respect of the Site. This report has been produced for submission as part of the application.

2 METHODOLOGY

2.1 eDNA WATER SAMPLING

- 2.1.1 Environmental DNA (eDNA) surveys have been approved by Natural England as an effective method for establishing the presence or likely absence of great crested newt by analysing DNA in water samples.
- 2.1.2 The survey involved taking samples of water from each of the waterbodies following the recognised methodology established by Biggs *et al.* (Biggs, 2014). The samples were then despatched to Nature Metrics for polymerase chain reactions (qPCR) analysis. This survey technique can be carried out between 15th April and 30th June.
- 2.1.3 The eDNA survey was undertaken on 28th June 2023 by a suitability qualified and experienced great crested newt licenced ecologist.

3 RESULTS

- 3.1.1 Based upon the PEA report, one pond (Pond P1) was noted at the Site which was not separated by significant barriers to dispersal for amphibians. No further ponds were located within 500m of the Site.

Pond P1

- 3.1.2 Pond P1 is situated on the western side of the Site (see Appendix 1), with clear water measuring 0.25m depth. The HSI assessment of this pond for the PEA scored it as 0.58 (below average) for GCN.
- 3.1.3 eDNA results for this pond were negative for GCN.

Table 1 eDNA Survey Results

Pond Number	2023 eDNA Survey Results
P1	Negative

4 CONCLUSION

- 4.1.1 This report presents the findings of the eDNA survey of the pond identified on Site, to confirm the presence or likely absence of great crested newt.
- 4.1.2 eDNA results for pond P1 came back as negative for GCN.
- 4.1.3 It is considered highly unlikely that great crested newt would be present within the Site, and no further specific survey work or mitigation is recommended for this species. Any impacts from the proposals on this species can be reliably assessed as being of negligible magnitude.

REFERENCES

- Biggs, J. E. N. V. A. G. C. G. R. A. F. J. W. J., 2014. *Analytical and methodological development for improved surveillance of the Great Crested Newt. Defra Project WC1067*, Oxford: Freshwater Habitats Trust.
- Crestwood, 2023. *Preliminary Ecological Appraisal Report*, s.l.: s.n.

APPENDIX 1 FIGURE 1 – POND PLAN



Appendix E: Reptile Survey Report

Project No: 315880

Westbury Chalk Pit: Reptile Presence/Likely Absence Survey

Prepared for:

Tarmac Trading Ltd.

Tunstead House,
Wormhill,
Buxton,
Derbyshire,
SK17 8TG

Contents Amendment Record

This report has been issued and amended as follows:

Revision	Description	Date	Author	Reviewer	Approver
1.0	First Issue to client	03/07/2025	JD	NM	NM



Executive Summary

Seven reptile presence/absence surveys have been conducted at the Site between March 2024 and October 2024.

The surveys have determined that reptiles are present with slow worm, common lizard and grass snake recorded. The Site supports small population size for each species. Juvenile slow worm and juvenile common lizard were recorded which indicated that the Site is used for breeding. The most important areas of the Site are the ephemeral short perennial in the southwest, poor semi-improved grassland in the north and the bare ground and grass land verges along the western boundary.

Accordingly, the impacts and mitigation required will be addressed in the Ecological Impact Assessment (EcIA) undertaken for the Site.

Table of Contents

Section 1.0: Introduction	1
1.1 Background	1
1.2 Purpose of this Report	1
1.3 Site Location and Context	1
Section 2.0: Methodology	2
2.1 Refugia Set Up	2
2.2 Surveys	2
2.3 Limitations	2
Section 3.0: Results	3
Section 4.0: Conclusion	5
References:	5
Appendix A: Legislation	6
Appendix B: Figure E1 – Reptile Survey Plan	7

Section 1.0: Introduction

1.1 Background

Tarmac Trading Ltd. ('the Client') is applying for planning permission for the amendment of a restoration scheme ('the Proposed Development') on land at Westbury Chalk Pit, Westbury, Wiltshire, centred at National Grid Reference ST 89141 50611 ('the Site'). Mabbett and Associates Ltd. ('Mabbett') was appointed by the client to conduct a survey to assess the presence or likely absence of reptiles at the Site.

The Preliminary Ecological Appraisal (PEA) carried out by Mabbett (formerly Crestwood Environmental Ltd.) in November 2022 determined the Site is moderate suitability for reptiles. The Site comprises open mosaic habitat diverse in habitats including scrub, tall ruderal and bare ground for basking. The field margins to the north of Site also provide suitable habitat for reptiles. Open mosaic habitats are known to support rich numbers of invertebrates which provide a feeding source for reptiles.

The aim of the reptile survey was to:

- Determine the presence or likely absence of reptiles on Site;
- Where reptiles are present, determine population size for each species; and
- Provide initial recommendations for further surveys and/or mitigation measures if necessary.

1.2 Purpose of this Report

This report has been produced to document the methods, results and conclusions from the bat activity survey at the Site and to inform an Ecological Impact Assessment (EcIA) which is intended to be submitted as a planning application.

1.3 Site Location and Context

The Site is currently a disused quarry, and the majority of surrounding land use is a mixture of agricultural and residential. Westbury town centre is c. 1.5km west of the Site and the town centre of Warminster is c. 5km south of the Site.

Section 2.0: Methodology

2.1 Refugia Set Up

The presence/likely absence reptile surveys were undertaken during March, April, August, September and October 2024.

A total of approximately 150 artificial refugia made from roofing felt measuring 0.5m² were laid out within suitable reptile habitat which included tall ruderal, ephemeral/short perennial, bare ground and poor semi-improved grassland (see Figure E1 in Appendix B for location of refugia).

The survey followed the recommended methodology outlined in Froglife’s Advice Sheet 10 (Froglife, 1999) and Herpetofauna Workers Manual (JNCC, 2003).

During the set-up visit, the ‘direct observation’ method was also used to identify potential hotspots, basking areas and reptiles themselves.

2.2 Surveys

The artificial refugia were laid out on 7th March 2024 and allowed to bed-in two weeks prior to the first survey visit being conducted. On each survey visit, all refugia were checked above and below, and any reptiles observed were identified. The location of any reptiles found was recorded on a map. In addition to checking artificial refugia, any natural refugia and debris (e.g., log piles, rubble etc) within the Site were also checked for reptiles. Walking between the refugia was done at a slow pace and took around two hours per survey.

A total of seven surveys were conducted with inspections to both artificial and natural refugia.

All survey visits were conducted in the reptile active period (mid-March – mid-October) in suitable weather conditions e.g., temperatures between 9 and 18°C with no heavy rain as shown in Table 1.

Table 1: Survey Visits and Weather Conditions

Survey Visit	Date	Start and End Time of Survey (hrs)	Weather Temperature (°C)	Cloud Cover (in Oktas)	Wind Speed (Beaufort Scale)	Precipitation
1	19/03/2024	10:40-12:40	13	4	3	No rain
2	03/04/2024	12:00-14:00	9	6	5	No rain
3	25/04/2024	10:00-12:00	9	4	5	No rain
4	29/08/2024	11:00-13:00	15	4	3	No rain
5	17/09/2024	10:00-12:00	16	4	4	No rain
6	20/09/2024	9:30-11:30	16	8	3	No rain
7	04/10/2024	13:00-15:00	14	2	3	No rain

2.3 Limitations

The Site experienced high winds and approximately 20 refugia were missing (blown offsite), which was observed on the 15th April 2024. The refugia was replaced on the next survey on 29th August 2024, therefore it is not considered a limitation, and the results of the survey are robust.

The Site is a disused quarry with large cliff faces making it difficult to access all parts of the Site. The grassland to the north of the Site was originally planned to contain refugia (c. 50 refugia), however; on the set-up site visit, it was deemed unsafe to access due to a slanted landscape and large cliff drop and was not included within the set-up.

Section 3.0: Results

Slow worm, grass snake, common lizard, smooth newt, and field vole were recorded during the survey. Sightings of hare and roe deer were also identified on the survey visits.

The number of reptiles recorded during each survey visit is shown in Table 2.

Table 2: Survey Results

Survey Visit	Date	Reptiles recorded				Other Species Recorded
		Slow worm	Grass snake	Common Lizard	Adder	
1	19/03/2024	0	0	1 adult (ST 88972 50240)	0	0
2	03/04/2024	0	0	0	0	0
3	25/04/2024	1 juvenile (ST 89062 50798) 1 adult (ST 88754 50349)	0	0	0	1 adult smooth newt (ST 89119 50836)
4	29/08/2024	1 adult + 1 juvenile (ST 89277 50928) 1 adult (ST 89261 50915) 1 juvenile (ST 89119 50836) 1 juvenile (ST 89062 50798) 1 adult (ST 89057 50792) 1 juvenile (ST 88864 50500) 1 adult (ST 88754 50349)	0	1 adult (ST 89057 50792) 1 adult (ST 88879 50586)		1 adult smooth newt (ST 88879 50586) 1 adult field vole (ST 88884 50472)
5	17/09/2024	1 adult + 1 juvenile (ST 89285 50941) 1 juvenile (ST 88867 50499) 1 juvenile (ST 88824 50454) 1 adult (ST 88815 50445) 1 juvenile (ST 88728 50286) 1 adult (ST 88749 50280)	0	0	0	0
6	20/09/2024	1 juvenile (ST 89255 50914) 1 juvenile (ST 88728 50292)	1 adult (ST 88876 50472)	1 adult (ST 88924 50699)	0	1 adult smooth newt (ST 88855 50556) 1 adult smooth newt (ST 88758 50274)
7	04/10/2024	1 adult (ST 88773 50379) 1 adult (ST 89258 50920) 1 adult (ST 88728 50301)	0	1 juvenile (ST 89300 50926) 1 adult (ST 89066 50795) 2 adults (ST 88945 50705)	0	1 adult smooth newt (ST 88864 50535) 3 adult smooth newt (ST 88861 50517)

						1 adult smooth newt (ST 88857 50493)
						1 adult smooth newt (ST 88752 50346)

Slow worm were observed within poor semi-improved grassland, bare ground and ephemeral/short perennial. Common lizard were observed within bare ground and ephemeral/short perennial and grass snake was observed in structurally diverse grass. Figure E1 in Appendix B shows the distribution of the reptiles recorded at the Site.

The maximum number of adults of each species found in one day was four for slow worm, one for grass snake, and three for common lizard. Based on the survey results, the Site supports a small population of grass snake, a small population of slow worm and a small population of common lizard. The presence of juvenile slow worm and juvenile common lizard indicates breeding populations.

The Site does not qualify as a 'Key Reptile Site' (Froglife, 1999).

Section 4.0: Conclusion

The Site currently offers areas of habitat suitable for reptile species; in particular ephemeral/short perennial, poor semi-improved grassland, and tall ruderal, and bare ground provide opportunities for foraging, refuge and basking and overall provide a varied vegetation structure resulting in a habitat mosaic preferred by reptiles.

The Site was found to contain a small population of slow worm with a peak count of four adults, a small population of grass snake with a peak count of one adult, and a small population of common lizard with a peak count of three adults during the surveys. Juvenile slow worm and juvenile common lizards were also recorded on Site indicating that these two species are breeding.

The most important areas of the Site were ephemeral short perennial in the southwest, poor semi-improved grassland in the north and the bare ground and grass land verges along the western boundary.

The Site does not qualify as a 'Key Reptile Site'.

An assessment of the potential impacts of the development and mitigation required is addressed in the Ecological Impact Assessment (EclA).

References:

- Froglife, 1999. *Froglife Advice Sheet 10 – Reptile Survey: An Introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Halesworth: Froglife.
- JNCC, 2003. *Herpetofauna Workers' Manual*, Peterborough: JNCC.

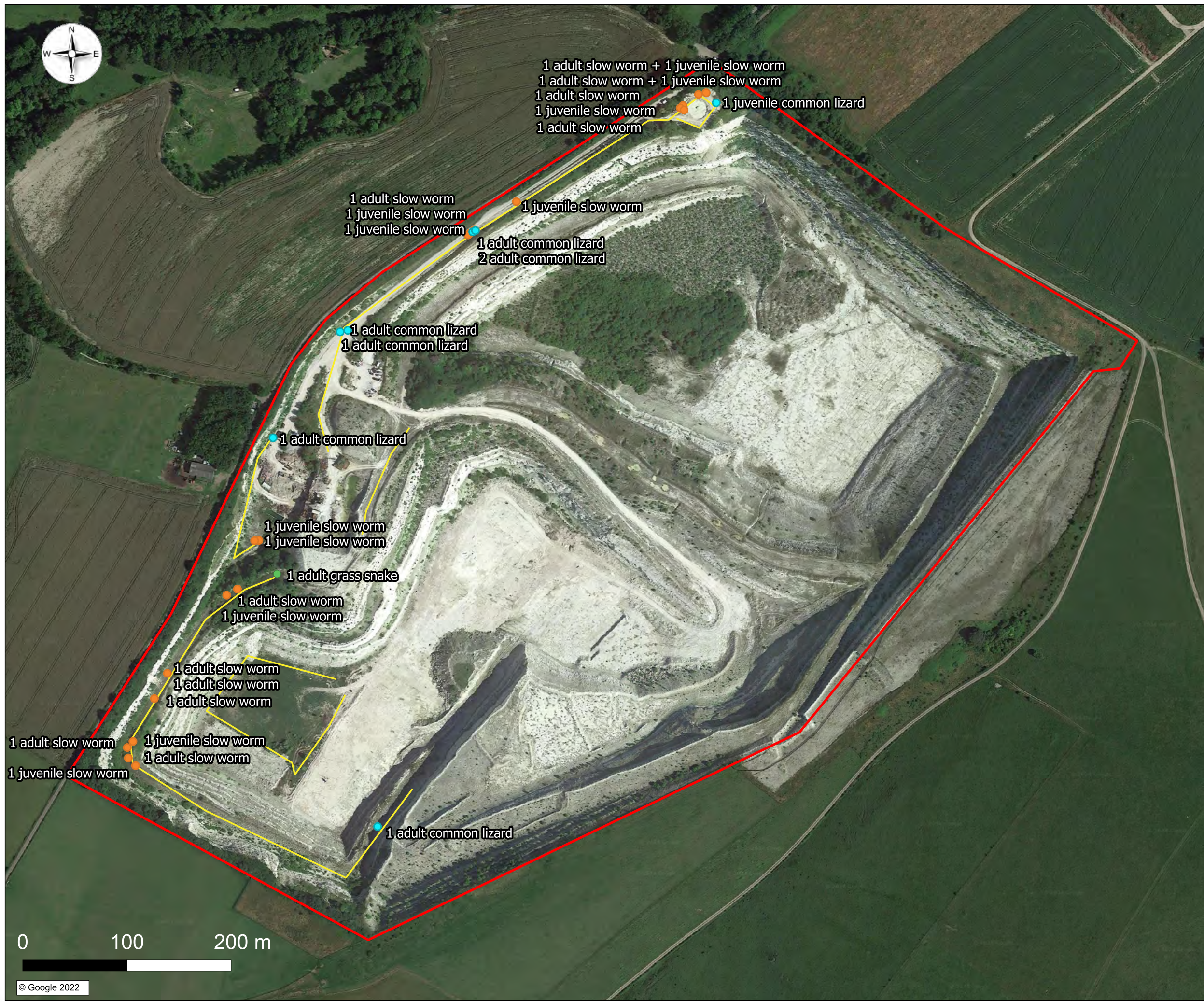
Appendix A: Legislation

Smooth snakes (*Coronella austriaca*) and sand lizards (*Lacerta agilis*) are designated and protected as European Protected Species (EPS). EPS are protected under The Conservation of Habitats and Species 2017 (the Habitat Regulations, as amended). It is an offence to kill, injure, disturb or capture them, take or destroy their eggs, damage and destroy their breeding sites and resting places, and possess, control or transport them. It is also an offence under the Wildlife and Countryside Act 1981 (WCA, as amended) to disturb them while occupying a structure or place used for shelter or protection and obstruct access to a place of shelter or protection.

Other native reptiles are protected under the WCA 1981, and it is an offence to kill or injure adder (*Vipera berus*), grass snake (*Natrix helvetica*), common lizard (*Zootoca vivipara*), and slow worm (*Anguis fragilis*).

All native reptiles are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and are of principle importance for conservation of biodiversity in England.

Appendix B: Figure E1 – Reptile Survey Plan



Legend:

Site Boundary

Location of artificial refugia

Common lizard

Slow worm

Grass snake

Final Revision:	Date:	Description:	By:	CHK:
-----------------	-------	--------------	-----	------

Consultant:

Crestwood Environmental Ltd

Science, Technology & Prototyping Centre,
University of Wolverhampton Science Park,
Glaisher Drive,
Wolverhampton WV10 9RU

Tel: 01902 229563

info@crestwoodenvironmental.co.uk
http://www.crestwoodenvironmental.co.uk/



Client:

Tarmac Trading Ltd.

Site:

Westbury Chalk Pit

Drawing Title:

Reptile Survey Plan

Date:	Scale:	Paper Size:	
5 / 11 / 2024	1:3,500	A3 (420x297mm)	
Drawn By:	Checked By:	Status:	Final Revision:
JD	NM	Final	-
CAD Ref:		Drawing No:	
315880 - Figure E1		Figure E1	

References

- Collins, J., 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. London: The Bat Conservation Trust.
- Froglife, 1999. *Froglife Advice Sheet 10 – Reptile Survey: An Introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Halesworth: Froglife.
- Gent and Gibson, 2003 *Herpetofauna Workers' Manual*, Peterborough: JNCC.
- ILP, 2023. *Guidance Note GN08/23 Bats and Artificial Lighting at Night*, s.l.: ILP.
- JNCC, 2010. *Handbook for Phase 1 habitat survey - a technique for environmental audit*. s.l.:s.n.
- Natural England, 2009. *Guidance on 'Current Use' in definition of a Badger Sett, WMLG17*, Peterborough: Natural England.
- Oldham, R. S., Keeble, J., Swan, M. & Jeffcote, M., 2000. Evaluating the suitability of Great Crested Newt (*Triturus cristatus*). *Herpetological Journal*, Volume 10, pp. 143-155.
- Voigt, C. C. A. J. D. J. F. M. F. S. G. F. H. G., 2018. *Guidelines for Consideration of Bats in Lighting Projects*, Bonn: UNEP/EUROBATS