

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	17/02/2026
Application number:	PL/2026/00198
Proposal:	Erection of a 900 sqm (Gross External Area) warehouse, with associated yard areas and improved internal access following demolition of an existing building.
Site address:	Chemring Countermeasures Ltd, Netton, Salisbury, SP4 6AS
Case officer:	Sarah Hill

Recommendations:

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

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Existing Site Plan, CSA Architects, November 2025
- Proposed Site Plan, CSA Architects, December 2025
- Planning Statement, Atlas Planning Group, December 2025
- Preliminary Ecological Appraisal, Ecosupport, December 2025
- Biodiversity Net Gain Assessment HMMP, Ecosupport, December 2025
- Statutory Biodiversity Metric, Amy Johnston, December 2025

The site comprises an area within a wider defence manufacturing site, where it is proposed to erect a warehouse. The site formerly contained a building (now demolished) and is positioned at the eastern end of the facility, bordered by a narrow strip of woodland to the north and agricultural field to the east.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create additional overnight accommodation, and as this development is not a high water use development (the warehouse

will be used for storage), there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected and notable species and habitats

The site contains modified grassland with tall herbs, hardstanding, and a single building. The building is small single-storey breeze block shed, with no potential bat roosting features, and overall negligible bat roosting potential. The woodland to the north likely offers some bat foraging and commuting habitat, and the wider site is well-connected to suitable bat habitat, with hedgerow-bordered fields and a County Wildlife Site (High Post Golf Course, 575m southeast) in the vicinity. There are a number of roost records (serotine, noctule, pipistrelle) associated with the village to the northwest. **A lighting condition should therefore be applied** to ensure that any new lighting is in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Three waterbodies were identified within 500m of the site, and assessed as having below average-poor suitability for use by great crested newts. The grassland on-site is managed as a short sward, and is of minimal value to amphibians and reptiles. Therefore, the works pose very low risk to these species. The precautionary measures outlined in Section 6 of the ecology report (referring to nesting birds, badgers and trees) should be adhered to, **as secured via a condition**.

Biodiversity enhancements

In line with the NPPF and with CP50, applications must ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. Further, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development.

The ecology report's recommendations of multiple woodstone bat boxes and bird boxes are welcomed. Full details – including locations and specifications – should be shown on a biodiversity enhancement plan, **to be secured via a condition**.

Biodiversity Net Gain

A completed statutory metric calculation, map and habitat condition assessments (*Biodiversity Net Gain Assessment HMMP, Ecosupport, December 2025; Statutory Biodiversity Metric, Amy Johnston, December 2025*) confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

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

On-site pre-development (baseline) biodiversity value	0.35 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

It is intended that an area of land off-site would be enhanced to achieve a 10% gain. All land located outside the redline application boundary of the development site is considered off-site ([Make off-site biodiversity gains as a developer - GOV.UK](#)). All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged, all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

CONDITIONS:

1. Compliance with submitted documents

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

- Section 6 of Preliminary Ecological Appraisal, Ecosupport, December 2025
- Biodiversity Net Gain Assessment HMMP, Ecosupport, December 2025
- Statutory Biodiversity Metric, Amy Johnston, December 2025

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

2. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on sensitive habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of wildlife-sensitive habitats, including habitat used by bats.

3. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist Abi Gazzard	Date 17/02/2026
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