

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	02/03/2026
Application Number:	PL/2025/09907
Proposal:	Reserved Matters (scale, layout, external appearance and landscaping) for 9 No. dwellings and associated vehicular access, pursuant to Condition 2 of outline approval (ref. PL/2021/10503)
Site Address:	Brick Hill Farm, 48 Bath Road, Warminster, BA12 8PF
Case Officer:	Julie Mitchell

Recommendations:

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

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Landscape Proposals, Planting Schedule and Specification. November 2025. Clark Landscape Design;
- Arboricultural Impact Assessment – Addendum. November 2025. Clark Landscape Design;
- Tree Protection Plan. November 2025. Clark Landscape Design. Drawing No. CLD 943B;
- Proposed Site Plan. 23 September 2024. Big Picture Design. Drawing No. 13270/002. Rev. A;

We note the information submitted is in support of Condition 2 of the reserved matters application for outline application PL/2021/10503.

The proposed layout retains the key wildlife corridors and existing hedgerows across the site, including a 5m low light level buffer along the eastern and western hedgerows. These corridors provide important commuting and foraging routes for bats and other wildlife and are integral to maintaining ecological functionality. It is essential that these areas are maintained as dark corridors, with any lighting designed to ensure lux levels do not exceed 0.5 lux at the corridor edges. The retention of these corridors is welcomed, as is the provision of suitable habitat within the wider site to support biodiversity.

The proposed Wildlife Enhancement Zone and its intended management approach are welcomed. Further detail should be provided within the LEMP, ensuring it aligns with the landscape proposals, planting schedule and specification documents, so that the stated ecological objectives are clearly defined and effectively delivered. The landscaping proposals include measures to maintain and enhance the existing landscape character in accordance with the approved Parameter Plan under application PL/2021/10503. Existing hedgerows will be retained and managed to reflect the established character of the site, with supplementary planting where necessary to strengthen and thicken sections. Along the northern boundary of the residential

area, approximately 58m of new native hedgerow is proposed, comprising a double staggered row of native species including Hawthorn, Hazel, Field Maple, Dogwood, Guelder Rose and Holly.

The ecological conditions attached to the outline permission, including the submission and approval of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP), remain applicable. Landscaping proposals must align with the approved LEMP and CEMP, utilise recognised UK native species, and accord with the detailed planting plans to ensure delivery of the ecological enhancements identified.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Landscape Proposals, Planting Schedule and Specification. November 2025. Clark Landscape Design;
 - Arboricultural Impact Assessment – Addendum. November 2025. Clark Landscape Design;
 - Tree Protection Plan. November 2025. Clark Landscape Design. Drawing No. CLD 943B;
 - Proposed Site Plan. 23 September 2024. Big Picture Design. Drawing No. 13270/002. Rev. A.

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

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	02/03/2026