

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	09/04/2026
Application Number:	PL/2026/00978
Proposal:	New drive-thru lane, collection window pod and associated works to landscaping.
Site Address:	Pizza Hut, Mid Summer Place, Amesbury, Salisbury, SP4 7SQ
Case Officer:	Hayley Clark

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Biodiversity Net Gain (BNG)	Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)	08/04/2026 Submission of statutory metric calculation with the associated baseline condition assessment sheets.	YES 09/04/2026 - The Statutory Biodiversity Metric. 08 April 2026. R2; 839 – 5- R1 – BNG Condition Assessments - Solstice Park. 16 January 2025.

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, **ALL** changes must be highlighted to enable review.

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:

- Biodiversity Habitats Plan. 29 January 2026. The Landscape Service. Drawing No. 839-2-R1;
- The Statutory Biodiversity Metric. 08 April 2026. R2;
- 839 – 5- R1 – BNG Condition Assessments - Solstice Park. 16 January 2025;
- Landscape Plan. 29 January 2026. The Landscape Service. Drawing No. 839-1-R1;

- Site Block Plan as Proposed. 12 January 2026. Urban Edge. Drawing No. 2879-URB-ZZ-00-DR-A-208150. Rev. P02;
- Elevations as Proposed. 12 January 2026. Urban Edge. Drawing No. 2879-URB-ZZ-XX-DR-A-208250. Rev. P01;
- Site Block Plan as Existing. 12 January 2026. Urban Edge. Drawing No. 2879-URB-ZZ-00-DR-A-208101. Rev. P01;
- Elevations as Existing. 12 January 2026. Urban Edge. Drawing No. 2879-URB-ZZ-XX-DR-A-208200. Rev. P01.

Salisbury Plain Special Protection Area (SPA)

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

However, since this is an application for non-residential works, the above strategy does not apply.

Hampshire River Avon Special Area of Conservation (SAC) 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. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects, and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development, with no increase in dwelling and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon catchment. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon Catchment and the proposal is screened out of Appropriate Assessment.

Protected Species

The application site comprises of a small patch of modified grassland, trees and introduced shrub which may support common and widespread wildlife. The site offers suitable habitat for nesting birds during the breeding season. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before tree felling begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Biodiversity Net Gain (BNG)

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

A completed statutory metric calculation (29 January 2026. R1) confirming the baseline and predicted post-development biodiversity units of the site has been submitted (including the baseline habitat maps).

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	0.31 Habitat units
	0.00 Hedgerow units

	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to case officer: The Biodiversity Habitats Plan (29 January 2026. The Landscape Service. Drawing No. 839-2-R1) identifies the areas of habitat creation and enhancement which contributes to the applications proposed BNG, however, detail on the plan is limited. Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for birds.

All details on exact locations and specifications must be added to all working plans and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development. See condition below.

CONDITIONS:

1. Compliance with submitted documents

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

- Biodiversity Habitats Plan. 29 January 2026. The Landscape Service. Drawing No. 839-2-R1;
- The Statutory Biodiversity Metric. 08 April 2026. R2;
- 839 – 5- R1 – BNG Condition Assessments - Solstice Park. 16 January 2025;
- Landscape Plan. 29 January 2026. The Landscape Service. Drawing No. 839-1-R1.

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

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bird boxes, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Protected Species

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

and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	09/04/2026