

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	15/04/2026
Application number:	PL/2025/07191
Proposal:	Change of use of agricultural land and building to storage (class B8), general industrial use (class B2) and light industrial use (Class E (g) (iii), including excavation works, on-site bund, parking, landscaping and external storage.
Site address:	Knoll Farm, Norton Ferris, Warminster, BA12 7FG
Case officer:	Kate Clements

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 and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Design And Access Statement 10th December 2025
- Location Plan Drawing No: RC-JH-01
- Site Plan Numbered RC-JH-02
- Plans And Elevations of Building as Existing Drawing No: RC-JH-03
- Plans And Elevations of Building as Proposed Drawing No: RC-JH-04
- Section Plan Drawing No: RC-JH-05
- Details Of Planting for New Sections of Hedgerow

Matters Considered:

Habitat Regulations Assessment

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations 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 carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment**

Biodiversity Net Gain

Based on the information available the biodiversity gain planning condition is not considered to apply to this application because it is retrospective.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Protected Habitat and Species

The development has resulted in impacts on and the loss of hedgerow sections. This loss could be mitigated through the planting of hedgerows as shown on the Site Plan Drawing no: RC_JH-02 (Willis & Co., Oct 2025). A Hedgerow Management Scheme is required to demonstrate that these hedgerows will continue to function within local ecological network. If not provided in advance of a permission this scheme must be required by the suggested, or similarly word, condition.

CONDITIONS:

1. Compliance with submitted Documents

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

- Site Plan Drawing no: RC_JH-02 (Willis & Co., Oct 2025) Details Of Planting for New Sections of Hedgerow

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

2. Hedgerow Management Scheme

Prior to occupation, a Hedgerow Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme will specify long term management responsibilities and maintenance schedules for the hedgerows for the purpose of maintaining a coherent hedgerow network together with detailed planting schedules,

The Hedgerow Management Scheme shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of biodiversity for the lifetime of the scheme.

Protected Species Informative

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 Kirsten Pryde (Graduate Ecologist)	Date 15/04/2026
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