

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Mary Holmes MCIEEM
Date:	23/04/2026
Application number:	PL/2026/02029
Proposal:	Permission in Principle for the development of up to 9 No. residential dwellings
Site address:	Land to the North of Drove Lane, Market Lavington, Devizes, SN10 4NT
Case officer:	Adrian Smith

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HRA completed for the Salisbury Plain SPA.

Salisbury Plain Special Protection Area (SPA) Habitat Regulations Assessment.

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.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the strategic AA for Salisbury Plain SPA continues to be supported by NE until end of December 2026.

Core Policy 50 of the Wiltshire Core Strategy

The site and surrounding area is likely to be suitable for use by commuting and foraging bats, breeding birds, badger and reptiles.

Core Policy 50 requires all development to demonstrate:

- i. No net loss of local biodiversity resource and
- ii. Secure the integrity of local ecological networks

As the scope of permission in principle is generally limited to location, land use and amount of development. However at the technical details consent stage, the applicant must produce evidence to demonstrate that there will be no net loss of local biodiversity resource, and that the integrity of ecological networks will be maintained, must be submitted for review by the LPA's

ecology team. Ecological information submitted at that stage should consider the presence of protected and Priority species and habitats, and any relevant mitigation as well as enhancements.

Biodiversity Net Gain

The mandatory biodiversity net gain requirement does not apply at this stage. The subsequent technical details consent may be subject to the biodiversity gain condition. Please note that applications subject to the biodiversity gain condition must be accompanied by minimum information set out in [Article 7 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), which includes:

- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	23/04/2026