

From: Beamsley Ecology Ltd
9 Wells Terrace
Guiseley
Leeds
LS20 9AJ

On Behalf of: Formula Land
(Alderbury) Limited

Date: 29/04/2026

Dear Jenna,

RE: Planning Application PL/2024/09976

Land off Southampton Road and Junction Road, Alderbury, Wiltshire

Outline planning permission for up to 47 dwellings, associated public open space, landscaping, biodiversity enhancements and allotment parking

We write on behalf of Formula Land (Alderbury) Limited (the Applicant) in response to the Ecology Consultation Response issued by Wiltshire Council dated 20th January 2026.

Since submission of the application, further ecological survey work, technical assessment and iterative design review have been undertaken in order to respond positively to the matters raised and to ensure ecological considerations continue to inform the evolution of the proposals.

Accordingly, the Applicant now submits a coordinated package of updated ecological information comprising:

- Consultation Response (**Appendix 1** of this letter)
- Ecological Mitigation Strategy (Report Reference: **BE0117.R.02.1**)
- Updated BNG Assessment (**BE0117.R.03.1**)

These documents should be read alongside the revised planning submission and collectively address the principal ecological matters previously identified.

REVISED SCHEME AND THE MITIGATION HIERARCHY

Following the completion of additional surveys, including updated botanical work, the proposed development layout has been materially revised in direct response to ecological findings. The amended scheme demonstrates a clear application of the mitigation hierarchy through avoidance of impacts in the first instance, followed by reduction, on-site mitigation and enhancement.

Key amendments include:

- removal of development from the eastern part of the site in order to safeguard the most sensitive habitat areas;
- full retention of the identified Purple Moor Grass and Rush Pasture priority habitat;
- reduction in the extent of Lowland Meadow loss through revision of the developable area;
- provision for habitat creation and enhancement on adjoining land to the north, including proposed Lowland Meadow establishment and associated ecological enhancements; and
- retention and reinforcement of key green infrastructure corridors, boundary vegetation and habitat connectivity features.

These changes demonstrate that ecological constraints and opportunities have been central to the design evolution of the scheme. The updated submission therefore materially differs from earlier iterations and should be assessed on the basis of the revised layout and current supporting evidence.

The proposals also retain and strengthen ecological corridors across the site, thereby supporting the integrity of the local ecological network in accordance with Wiltshire Core Strategy Core Policy 50.

PROTECTED SPECIES

Significant survey and assessment work has been undertaken in relation to protected and notable species, including bats, reptiles and hazel dormouse.

The revised masterplan has sought to retain important features, with species-sensitive green corridors retained and buffered within the layout. The Ecological Mitigation Strategy sets out the proposed species-specific avoidance, mitigation, enhancement and management measures. The measures proposed will allow the project to maintain the favourable conservation status of species identified on Site, and deliver significant enhancements.

BIODIVERSITY NET GAIN

An Updated Biodiversity Net Gain Assessment has been prepared to reflect:

- the revised layout and landscape proposals;

- updated habitat survey information;
- retention of priority habitat areas where feasible;
- revised post-development habitat creation proposals; and
- associated off-site / adjoining land habitat enhancement measures.

The updated assessment demonstrates that the proposals are capable of delivering a net gain of 16.05 habitat Biodiversity Units (BUs) (25.93%), 3.81 Linear BUs (42.25%) and 0.48 water course BUs (11.42%) equating to a net gain of 25.93%, whilst also satisfying the trading rules.

SUMMARY

The Applicant has engaged positively and proactively with the consultation process. Updated ecological evidence has directly informed a meaningful redesign of the scheme, with avoidance of harm prioritised wherever reasonably possible and residual effects addressed through a robust package of mitigation, enhancement and measurable biodiversity gain.

It is therefore respectfully requested that the Council's ecology team review the application in light of the revised proposals and accompanying technical submissions, which are considered to address the outstanding matters previously raised. Should any residual matters remain, it is considered these can be appropriately addressed through proportionate planning conditions.

Should any further clarification be required, we would be pleased to assist.

Yours faithfully,

Daniel Ross



Director
Beamsley Ecology Ltd

APPENDIX 1 CONSULTATION RESPONSE