

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	14/05/2026
Application number:	PL/2026/02078
Proposal:	New additional dwelling
Site address:	Ausonia, 65 West Street, Warminster, BA12 8JZ
Case officer:	Andrew Thomas

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
a)	Phosphorus neutrality	Habitat Regs	14/05/2026 -Updated budget -Mitigation	
b)	BNG	Town and Country Planning Order 2015, Environment Act 2021	14/05/2026 -Updated metric	

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 consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Plans & Front Elevation, Build Architects, October 2025
- Location Plan, Build Architects, July 2025
- Preliminary Ecological Appraisal, Green 2000, March 2026
- Biodiversity Net Gain Plan, Green 2000, March 2026
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC
- Small Sites Metric (Statutory Biodiversity Metric), M Kamel, undated

The site comprises a plot of land to the south of a dwelling. It is proposed to construct a single dwelling.

It is noted that the submitted ecology documents may not have been prepared by a professional ecologist (no details of authorship or qualification have been provided).

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

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 2026 strategic AA for Salisbury Plain SPA continues to be supported by NE.

River Avon Special Area of Conservation (SAC) Hampshire 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 (AA) 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 nutrient calculation has been submitted. However, the following matters should be addressed:

- The water usage must be entered as "120"
- On the current land use tab, the average rainfall should be entered as 1,000-1,100 mm, as per data from UK CEH ([NRFA station catchment information for 43021](#))
- The budget includes SuDS comprising "existing surface water drainage". However, this is a continuation of the current situation, rather than a nutrient benefit from development. This section of the budget should therefore be left blank, unless it can be demonstrated that SuDS will be included within the development that serve as a betterment of the current scenario.
- It is unclear how mitigation will be achieved. Does the applicant intend to proceed with the council's nutrient credit scheme? If so, the necessary credits should be secured as part of the permission.

The calculation must be amended to address these issues, or suitable information provided, and resubmitted to the Council for approval. The calculation must be approved by the council to enable the AA to be undertaken, which must be completed, and the conclusion agreed with Natural England prior to the application being determined.

Biodiversity Net Gain

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 small sites statutory metric calculation estimating the baseline units of the site has been submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.21 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

Further information is needed before this metric can be accepted:

- No supporting information (e.g., photographs or habitat maps) has been provided
- As per aerial imagery and comments received on this application, the site is bordered by trees on the eastern boundary. These trees are referred to in the Preliminary Ecological Appraisal, but not the BNG documentation. Confirmation is needed with regard to the presence of trees, and whether any such trees will be impacted by the works and thus should be included in the BNG baseline.
- Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how BNG can be delivered. It is unclear where the proposed hedgerow and scrub will be located.
- The scrub in the “habitats to be created” section should be entered as “urban > vegetated garden”. As per [The Small Sites Metric Metric User Guide](#), “*The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record habitats created within private gardens as either ‘urban – vegetated garden’ or ‘urban - unvegetated garden’.*”

IN SUMMARY: The information outlined above must be submitted and reviewed by the LPA’s ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
-----------	------