

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Elizabeth Burrows

Date: 20/05/2026

Application No: PL/2026/01801

Proposal: Discharge of conditions 6 (Details of lighting), 7 (Schedule of materials), 8 (Details of boundary treatment), 10 (Landscaping), 11 (Earthworks), 12 (Tree protection), 13&24 (CEMP), 16 (Bio-diversity gains), and 27 (Detailed drainage design) of S/2012/0814 (Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses, primary school, public open space, landscaping and associated access works including demolition of existing house and farm buildings) following grant of RM application reference PL/2025/00795 (10 and 16 are relevant to Ecology)

Site Address: Land North West of Fugglestone Red and Bemerton Heath, Salisbury

Case Officer: Georgina Wright

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
10	Landscaping	YES – As stated in the Covering Letter (Persimmon Homes South Coast, 10/03/2026) Landscaping was approved as a reserved matter of PL/2025/00795
16	Prior to occupation of each phase of development hereby approved a scheme to demonstrate how biodiversity loss from the site will be offset by specific biodiversity gains shall be submitted to and approved by the Local Planning Authority. Such a scheme as is approved shall be implemented prior to first occupation of each dwellings. REASON: The development is likely to result in the loss of some biodiversity from the site such as Brown Hares and farmland birds and such biodiversity loss needs to be compensated for through biodiversity gains. Informative: With respect to specific measures for biodiversity gains, these may include but should not be limited to measures such as – • All casual open space to be seeded with a low maintenance species rich grass mix that is suited to the chalk geology. In suitable locations this should also be rich in wildflowers to encourage a diversity of pollinating species. • Eastern boundary of the site is currently	No

	a hedgerow. This should be enhanced as necessary and incorporated into the GI for the scheme Not currently shown on the GI plan for the site). • Design of lights to avoid light spill on to areas of value for bats. • Bat roosting and bird nesting features incorporated into the built environment (integral to the buildings). • A proportion of the semi-natural grassland to be managed for reptiles and enhanced for hibernation, etc	
--	---	--

The Public Open Space Landscape and Ecological Management Plan (Ecosa, February 2026) has been submitted pursuant to the discharge of Condition 16 of planning permission PL/2025/00795. However, the submitted document has been prepared primarily to address Condition 5 and explicitly states that its purpose is to set out ecological management proposals, rather than to demonstrate how biodiversity loss arising from the development will be offset by measurable biodiversity gains, as required by Condition 16.

It is noted that the Plan has been submitted in support of the discharge of Condition 5 of PL/2025/00795, and that the Council's Ecologist has requested further information prior to determination of that condition. These matters are not repeated here but must be addressed in full.

Whilst some overlap exists between the requirements of Conditions 5 and 16, and a single document may address both, the submission must be amended to satisfy Condition 16 by addressing the following:

- The LEMP must demonstrate that the Public Open Space is delivering the biodiversity enhancements expected as part of the green infrastructure, in accordance with the Biodiversity Enhancement and Habitat Management Plan to Address the Requirements of Condition 16 of Planning Permission S/2012/0814/OL, which identifies this area as a significant component of the site's enhancement strategy.
- The LEMP must be revised to explicitly address the requirements of Condition 16, including clearly demonstrating how biodiversity losses arising from the development will be offset by measurable and specific biodiversity gains.
- Plans must be included clearly identifying the location of all required species-specific and habitat enhancement measures.
- The duration of the Plan must be amended to reflect the lifetime of the development, rather than the 30-year period currently stated at paragraphs 1.3 and 2.2.

Once the LEMP has been satisfactorily amended it should be resubmitted.

Final sign off – all matters addressed:

Ecologist	Date