

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	20/05/2026
Application number:	PL/2026/00044
Proposal:	Creation of a new lake, wetland and associated earthworks
Site address:	Ham Cross Farm, Chicks Grove Road, Tisbury, Salisbury, SP3 6ND
Case officer:	Becky Jones

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☐	Condition (no objection subject to conditions)
☒	Further information required – or LEMP conditioned
☐	Objection in principle
☒	HRA completed

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:

- Site Plan as Existing, Miles Water Engineering, November 2025
- Proposed Lake, Wetland & Associated Earthworks, Miles Water Engineering, November 2025
- Design and Access Statement, March 2026
- Preliminary Ecological Appraisal Report, Miles Water Engineering, undated
- Biodiversity Net Gain Assessment, Arbtech, March 2026
- Statutory Biodiversity Metric, Georgina Rennie, March 2026

The site comprises a grassland area adjacent to a driveway. This application concerns the proposal for a conservation lake, bioswale, reedbed and bunds. The proposal will deliver benefits for biodiversity, and is welcomed.

COMMENTS:

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.

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 since there is no proposal to create any overnight accommodation or any other structure that would significantly impact wastewater discharge/nutrients, there would be no overall 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.

Chilmark Quarries Special Area for Conservation (SAC)

The site lies within a consultation zone for Barbastelle, Bechstein, Lesser Horseshoe and Greater Horseshoe bats, associated with the Chilmark Quarries Bats SAC. It therefore has the potential to result in significant adverse impact on the special features of the SAC.

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 must consider potential significant adverse impacts on core roosts, but also sensitive features associated with the SAC, such as foraging areas.

It is concluded that given the scale and nature of the currently proposed development (which will, overall, deliver habitat benefits for bats), there is no mechanism for significant adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

Landscape Ecological Management Plan (LEMP)

Whilst the principle of this development, and improvements for wildlife, are welcomed, some details are lacking. Planting specifications and habitat management details have not been provided. **It is recommended that the applicant provides this information prior to determination.** Alternatively, a LEMP would need to be secured via condition (as below).

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 statutory metric calculation and map (*'Biodiversity Net Gain Assessment, Arbtech, March 2026'*; *'Statutory Biodiversity Metric, Georgina Rennie, March 2026'*) confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	26.45 Habitat units
	1.24 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured. Since this proposal concerns habitat creation and improvements, it is clear the mandatory gain of 10% will be met.

CONDITIONS:

1. Compliance with submitted documents

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

- Proposed Lake, Wetland & Associated Earthworks, Miles Water Engineering, November 2025
- Biodiversity Net Gain Assessment, Arbtech, March 2026
- Statutory Biodiversity Metric, Georgina Rennie, March 2026

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

2. Landscape and Ecological Management Plan (LEMP)

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. The LEMP 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 visual amenity and biodiversity for the lifetime of the scheme.

Informative – nesting birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits

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

Ecologist Abi Gazzard	Date 20/05/2026
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