



Land off Ashley Coombe, Warminster, Wiltshire

PL/2025/10007: Ecological Parameters Plan

May 2026

Stark Ecology Ltd has been asked by OG Group to provide an Ecological Parameters Plan (EPP) to address comments received from the Wiltshire Council Ecologist in relation to the above planning application.

The EPP must include:

1. A scaled drawing showing existing ecological features, distinguishing between those to be retained and those which will be lost e.g. hedgerows, trees, water features, badger setts etc
2. Specify the minimum distance from each feature to the footprint of development e.g. to curtilage of properties, car parks, roads.
3. Specify the buffer distance from light sensitive ecological features where the increase in lux levels will be zero or, if lux contours have been modelled, show contour lines for 1, 0.5 or 0.1 lux depending on the sensitivity of ecological features
4. Identify where new habitats will be created on site, include minimum area in hectares or length in metres and habitat type
5. Identify areas where habitat enhancement will be undertaken, include minimum area in hectares or length in metres and habitat type, e.g. defunct hedgerow to be grubbed up and replanted
6. Provide stand-off distances to the footprint of development e.g. curtilage to properties, car parks, roads for each tree to be retained, sufficient to ensure the tree will survive throughout the operational phase without risk of it being removed for health and safety, loss of amenity or liability reasons.
7. Provide cross-sectional drawing to show profile of SuDs, ponds or wetland features to demonstrate there is adequate room for these features to have gently profiled sides and thereby maximise their biodiversity potential.

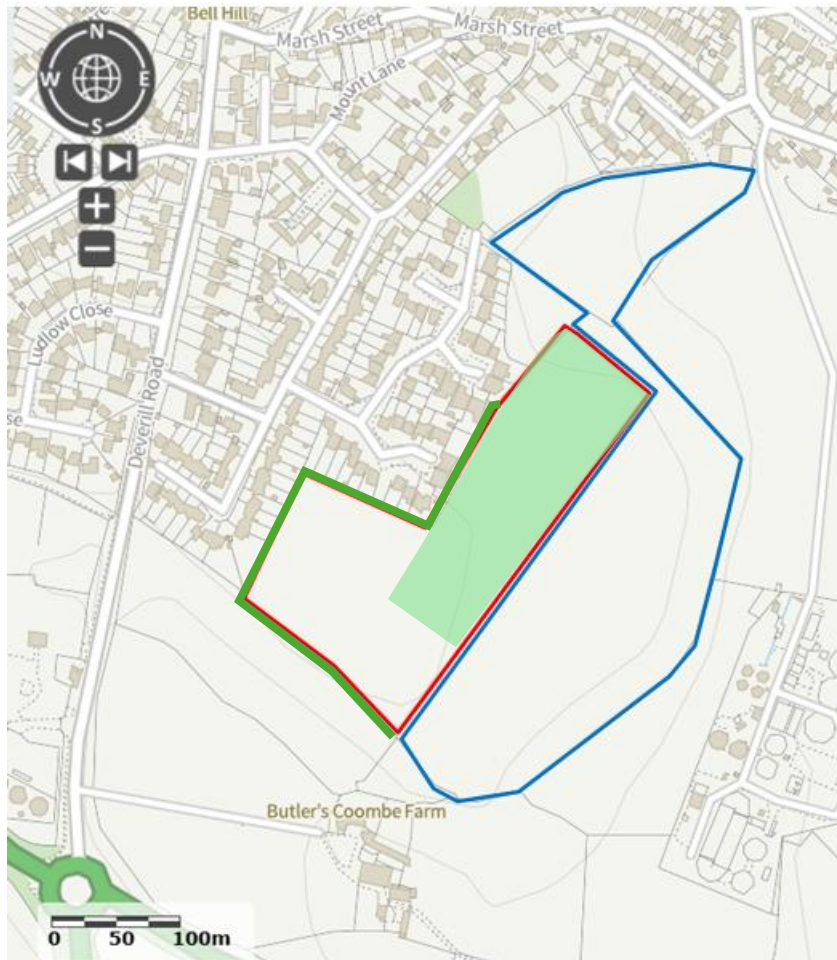


Fig 1: Existing Ecological Features.

— Red line planning boundary

— Blue line ownership boundary

— Boundary vegetation around red line (tree lines, scrub, hedgerow) both on and off-site which provides habitat connectivity for commuting/foraging bats and hazel dormice as well as suitable habitat for nesting birds and reptiles. This habitat will be retained and enhanced.

■ Modified grassland. This habitat is not intrinsically valuable but is used by birds when foraging as well as reptiles, hedgehogs, badgers and other mammals when commuting through the surrounding landscape. This habitat will be lost.



Fig 2: Ecological buffer zones.

 Boundary scrub/hedgerows to be outside private ownership and with access (min. 2m buffer) for management company to carry out regular maintenance work to ensure ongoing suitability for protected species such as hazel dormouse and bats commuting and foraging. Light spill onto these boundaries should not exceed 0.5 lux.

 This mature tree line is off-site but is an important foraging route for bats. Min. buffer zone of 5m from any hard landscaping. Lux levels to remain at 0 along this boundary.

 Lux levels onto drainage feature to be 0.

Each garage will have one [1SP Schwegler Sparrow Terrace | NHBS Naturschutz](#) installed on the eastern aspect and a minimum height of 2m.

At least 10 properties across the development will provide three [PRO UK Rendered Build-In Swift Box | NHBS Naturschutz](#) in a south, east or west facing gable end at a minimum height of 5m.

At least 10 properties across the development will provide one [Vivara Pro WoodStone House Martin Nest | NHBS Naturschutz](#) in a sheltered position below the eaves and at a minimum height of 3m.



A 12cm x 12cm gap will be left below each garden fence to allow the free movement of hedgehogs through the site.

A minimum of 10 [Integrated Eco Bat Box | NHBS Naturschutz](#) and 10 [Vivara Pro Build-in WoodStone Bat Box | NHBS Naturschutz](#) to be built into the south or west aspect of new dwellings.

Market Types					Market Size		Market Segments				
Market	Segment	Subsegment	Market Size	Market Share	Market Size	Market Share	Market Size	Market Share	Market Size	Market Share	
Market A	Segment A	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market A	Segment A	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market A	Segment A	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market A	Segment B	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market A	Segment B	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market A	Segment B	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market A	Segment C	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market A	Segment C	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market A	Segment C	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market B	Segment A	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market B	Segment A	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market B	Segment A	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market B	Segment B	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market B	Segment B	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market B	Segment B	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market B	Segment C	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market B	Segment C	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market B	Segment C	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market C	Segment A	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market C	Segment A	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market C	Segment A	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market C	Segment B	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market C	Segment B	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market C	Segment B	Subsegment C	100	10%	100	10%	100	10%	100	10%	
Market C	Segment C	Subsegment A	100	10%	100	10%	100	10%	100	10%	
Market C	Segment C	Subsegment B	100	10%	100	10%	100	10%	100	10%	
Market C	Segment C	Subsegment C	100	10%	100	10%	100	10%	100	10%	

[illegible]

-  Other neutral grassland (to be enhanced to Good condition).
3.04Ha total area.
-  Attenuation pond.
c.0.1Ha total area.
-  Boundary tree lines and scrub to be enhanced through infill planting and improved management (to be determined by a Landscape and Ecological Management Plan).
-  Position of three reptile hibernacula.

