

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	28/05/2026
Application number:	PL/2026/00617
Proposal:	Creation of a permanent layby, bollards and a temporary compound access off Salisbury Road, Amesbury to enable construction and future operation of a below ground stormwater storage tank.
Site address:	Land off junction of Salisbury and Lynchets Roads, Amesbury, SP4 7JA
Case officer:	Hayley Clark

Recommendations:

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

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

The following submitted documentation was reviewed to inform this response:

- Ecological Impact Assessment. April 2026. Wessex Water
- Biodiversity Net Gain Statement. March 2026. Wessex Water
- Statutory Biodiversity Metric. March 2026. Alice Orpin/Mark Doughty
- Elevation A-A C00520-WWSL-XX-XX-D-T-7205. May 2025. Wessex Water
- Proposed Site Plan C00520-WWSL-XX-XX-D-T-702. April 2025. Wessex Water

Protected and Notable Species/Habitats

Reptiles

The application site was assessed as providing suitable habitat to support reptiles in the form of scrub and tussocky grassland. Common lizard were subsequently recorded on site during the 2025 surveys in low numbers. The proposal will lead to the loss of suitable reptile habitat and mitigation in the form of phased vegetation clearance has been proposed which will allow reptiles on site to disperse into the surrounding habitat.

Due to the scale of the works and suitable adjacent habitat, the approach is accepted in this instance. The proposed phased working methods must be included within a construction environment management plan (CEMP) which could be secured by condition.

No other protected or notable species or habitats were recorded on site however, a number of reasonable avoidance measures and precautionary working practices were outlined within the ecologist report which must be implemented within the CEMP which can be secured by condition.

It is noted that a tree will be removed as part of the permitted development works. Please note that bats roost in trees and bats and their roosts afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Prior to works being undertaken to this tree we would advise that you seek advice from your ecologists.

Salisbury Plain Special Protection Area (SPA) 6.4km

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA

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 given the scale and nature of the development there is no 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.**

Habitat Regulations Assessment: 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 given the scale and nature of the development there is no 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**

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 confirming the baseline and predicted post-development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.07 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of	Yes – minor scrub clearance for

occurred?	permitted works which has been left to re grow
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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.

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under 'How to prove statutory credits are needed'

CONDITIONS:

1. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b. Working method statements for protected/priority species, such as nesting birds and reptiles.
- c. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

INFORMATIVES:

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.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 28/05/2026
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