

Appropriate Assessment of Effects on a European Site

This is a record of the appropriate assessment of Wiltshire Council required by Regulation 63 of the Habitats Regulations 2017. The project has been assessed as likely to have significant effects on one or more European protected sites and is not directly connected to or required for the management of such sites.

PART A: INFORMATION REVIEWED	
Information about the plan or project	Wiltshire Council Planning Application Reference No: PL/2026/02443 Proposed Development: Erection of 47 dwellings with associated access, internal roads, parking, public open space, landscaping, drainage and associated infrastructure. Address: Land at White Street, West Lavington, Wiltshire SN10 4HR This application lies ~1.9km west of the Salisbury Plain Special Protection Area (SPA) and Special Area of Conservation (SAC). Nonetheless, it is within the 6.4km “zone of influence” of the SPA and, given the nature of the application (major), 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 impacts on stone curlew, in combination with other plans and projects. Habitats within the application site are not representative of the qualifying features of the SAC and SPA. However, there is a known stone curlew plot ~1.2km southwest of the site (and outside of the SPA boundary). The application is supported by the following relevant documents: • Site Layout – Ecology Features, CG Fry & Son Builders, December 2025 • External Lighting Strategy, The Lighting Bee, March 2026, P02 • Section 6 (mitigation) of the Ecological Impact Assessment (EclA), Andrew McCarthy Ecology, March 2026 • BNG Supporting Technical Report, Andrew McCarthy Ecology, March 2026 In light of the judgement in Case C 323/17 CJEU “people over wind” (12 April 2018) the Council has determined that the application should be subject to an appropriate assessment under Regulation 63 of the Habitats Regulations 2017.
Natura 2000 site(s)	Salisbury Plain SPA and Salisbury Plain SAC
List of European Site interest features	Salisbury Plain SPA Qualifying Features

	• Circus cyaneus; Hen harrier (Non-breeding) • Falco subbuteo; Eurasian hobby (Breeding) • Coturnix coturnix; Common quail (Breeding) • Burhinus oediconemus; Stone-curlew (Breeding) The SPAs conservation objectives are¹ Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and, • The distribution of the qualifying features within the site. Salisbury Plain SAC The SACs Qualifying Features • Juniperus communis formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) • Marsh fritillary butterfly Euphydryas (Eurodryas, Hypodryas) aurinia The SACs conservation objectives are: • The extent and distribution of qualifying natural habitats and habitats of qualifying species. • The structure and function (including typical species) of qualifying natural habitats. • The structure and function of the habitats of qualifying species. • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely. • The populations of qualifying species, and, • The distribution of qualifying species within the site
Information about the SAC	Salisbury Plain SPA This SPA is designated for internationally important populations of breeding stone-curlew and overwintering hen harrier. Other

¹ Publication Date: 21 February 2019 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

	Annex II species include breeding common quail and Eurasian hobby. Ongoing monitoring at the site demonstrates that the stone-curlew population is relatively stable. Non-designated land outside the plains (within 5km) has also been found to be of vital importance to maintaining the overall stone curlew population, with productivity generally higher on the surrounding farmland than within the SPA. Although the SPAs SSSI units appear to be either favourable or unfavourable recovering the site is understood to be currently in favourable condition for both stone curlew and hen harrier. Salisbury Plain SAC Salisbury Plain SAC is an extensive chalk plateau in the middle of Wiltshire, with the biggest area of unimproved chalk grassland in north-west Europe supporting rare plants and rare and notable invertebrates. The SACs SSSI units appear to be either favourable or unfavourable recovering.
Other relevant plans or projects	There are no other relevant/live applications within or adjacent to the application boundary.
PART B: IMPACT PREDICTION ALONE	
Impact	Predicted Effect of Impact
Salisbury Plain SPA	
Temporary disturbance to nesting/foraging birds from construction/operational light spill.	The closest known record for stone curlew is more than 1.2km southwest, with further fields and a woodland buffer between. Given the site's location at the edge of an already developed area, it is unlikely that increased light during construction would result in significant disturbance to breeding birds (though this can be managed through a Construction Environmental Management Plan [CEMP]). Post-development, lighting will be restricted to wall-mounted security lighting and will thus be minimal, as shown on the lux plot/lighting scheme. The EclA report includes measures, such as avoiding construction during the bird breeding season, to avoid disturbance to breeding birds. Overall, significant temporary disturbance impacts are considered unlikely.
Disturbance to breeding birds from an increase in building mass and height	The development will be located in an open field and will comprise 47 two-storey dwellings. The site is already bordered by residential dwellings to the northwest and northeast, with a woodland belt along the southwest, and main road 40m east. The development thus does not represent new building mass in an isolated and open area. Disturbance to breeding birds from an increase in building mass and height is considered de-minimus.

Disturbance to breeding birds from an increase in people/noise/ during construction and operation.	When considering the existing conditions (within the edge of a residential area) in addition to avoidance and mitigation measures (shown in the EclA and to be detailed within the CEMP), disturbance to nesting/foraging birds from construction/operational light spill and noise is considered unlikely to be significant .
Recreational disturbance to breeding birds from an increase in the numbers of people (with dogs) using public paths.	The closest known record for stone curlew is more than 1.2km southwest, with further fields and a woodland buffer between. There are existing public footpaths ~400m west and ~500m east of this stone curlew plot. These footpaths are, however, a wide distance from the application site (>700m) and do not provide direct access to the known curlew site. No new footpaths are proposed. As such, significant recreational impacts are considered unlikely .

Salisbury Plain SAC

Temporary or permanent loss of qualifying habitats Juniperus communis formations on heaths or calcareous grasslands and semi-natural dry grasslands and scrubland facies on calcareous substrates through disturbance, changes in management, encroachment, fragmentation and or removal.	No impacts anticipated
Reduction in distribution and or extent of key plant species Juniperus communis and orchid species through direct loss, disturbance and or changes in management.	No impacts anticipated
Permanent loss of qualifying habitats through increased atmospheric nitrogen deposition.	No impacts anticipated
Reduction in distribution and or extent of key species Marsh fritillary butterfly through habitat loss, habitat fragmentation loss of key plant species.	No impacts anticipated

PART C: IMPACT PREDICTION IN-COMBINATION

All applications that may impact the Salisbury Plain SPA/ SAC are subject to Habitat Regulations Assessment and Appropriate Assessment (AA) where necessary.

Only applications with AAs that have reached a favourable conclusion are permitted.

There are no known applications within the vicinity of the current site, or in the intervening distance between the known stone curlew plot and application site.

In-combination impacts are not predicted.

PART D: CONSEQUENCES FOR CONSERVATION OBJECTIVES

Does the project or plan have the potential to:

Cause delays in progress towards achieving the conservation objectives of the site/s?

No

Interrupt progress towards achieving the conservation objectives of the site?

No

Disrupt those factors that help to maintain the favourable condition of the site?

No

Interfere with the balance, distribution and density of key species that are the indicators of favourable condition of the site?

No

Change the dynamics of the relationships that define the structure and/or function of the site?

No

Reduce the population of key species?

No

Reduce diversity of the site?

No

PART E: MITIGATION

General avoidance and mitigation measures will be secured by compliance condition (e.g., precautions for nesting birds, appropriate lighting, etc.). These measures will include adherence to the following documents:

- Site Layout – Ecology Features, CG Fry & Son Builders, December 2025
- External Lighting Strategy, The Lighting Bee, March 2026, P02
- Section 6 (mitigation) of the Ecological Impact Assessment (EclA), Andrew McCarthy Ecology, March 2026
- BNG Supporting Technical Report, Andrew McCarthy Ecology, March 2026

As well as the provision of a CEMP and Landscape Ecological Management Plan (LEMP). See suggested conditions at end of doc.	
PART F: CONCLUSION	
Is the project likely to affect site integrity?	
a) Alone?	No
b) In combination with other plans or projects?	No
Recommendation:	
Application can be determined with no likely significant negative impacts to Salisbury Plain SAC and SPA. Suitable general mitigation measures must be secured by condition and implemented.	
Name of officer(s) making the assessment and date	Abi Gazzard (Ecologist) 01/06/2026
Natural England Comments	
Name of Natural England officer and date	

PROPOSED CONDITIONS:

1. Compliance with submitted documents

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

- Site Layout – Ecology Features, CG Fry & Son Builders, December 2025
- External Lighting Strategy, The Lighting Bee, March 2026, P02
- Section 6 (mitigation) of the Ecological Impact Assessment (EclA), Andrew McCarthy Ecology, March 2026
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REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Construction Environment Management Plan (CEMP)

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:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, including nesting birds, reptiles and badgers.
- 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.

- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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.

3. 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.

4. Habitat Management and Monitoring Plan (HMMP)

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including: a non-technical summary;

- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
- the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period,

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.