

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 23/07/2026

Site Address: 61 Alcock Crest, Warminster, BA12 8NF.

Application No: PL/2025/03913

Proposal: Erection of 14 No. residential dwellings with associated works following demolition of 36 No. existing residential flats.

Case Officer: Russell Brown

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	HRA required in respect of the River Avon SAC & Salisbury Plain SPA

Further information – see below for more details

	Issue	Policy / Legislative compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)

Matters Considered:

Planning Statement (Planning Statement, Planning Sphere, April 2025).

Outdoor Lighting Report. (DFL UK, 21 March 2025).

Proposed Site Plan. Drwg. No 305. Rev G. (BBA Architects & Planners, Sept 2024).

Tree Protection Plan. Drwg. No. TP 3108/2402/TPP. (Tim Pursey, 10 April 2025).

Tree Survey & Constraints Plan. (Tim Pursey, Feb2024).

Ecological Impact Assessment. Version 1. (Johns Associates, 09 April 2025).

Bat Survey Report. Version 1 (Johns Associates, 26th June 2025).

Habitat Regulations Assessments

River Avon Special Area of Conservation (Hampshire Avon 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. However, as these development proposals are for 14 residential dwellings following the demolition of 36 existing residential flats there will be no increase in overnight accommodation and the application is screened out of Appropriate Assessment.

Salisbury Plain Special Protection Area

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and 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 impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the strategic AA for Salisbury Plain SPA continues to be supported by NE until end of December 2026.

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 completed by Tessa Pepler (dated 21st March 2025) has been submitted confirming the baseline and predicted post- development biodiversity units of the site.

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	1.66 Habitat units
	0 Hedgerow units
	0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to the case officer:

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 following planning conditions are required to secure mitigation measures:

ECO. 1

The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage

certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

ECO. 2

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 CEMP shall include a marked-up plan showing avoidance and protective measures and provide details on the mitigation 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. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.
- d. 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.
- e. 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.

ECO. 3

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.

ECO.4

Prior to the commencement of any works, including vegetation removal and demolition, details of the following ecological enhancement features shall be provided on a marked-up plan and submitted to the Local Authority for approval:

- Installation of one integrated bat roof-tile roost feature on each new building to provide additional bat roosting opportunities.
- Installation of 4 No. 1SP sparrow nest boxes within the new development.
- Installation of one integrated swift brick within each new property.

- Provision of hedgehog access holes in boundary fencing and between gardens to maintain habitat connectivity and movement corridors.

The approved details shall be implemented for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

ECO. 5

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

- Lighting Strategy. V4. (DFL- UK,31/03/2025).
- Tree Protection Plan. Drwg. No. TP 3108/2402/TPP. (Tim Pursey, 10 April 2025).

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

Final Sign off – all matters addressed.

Ecologist	Date
Mary Holmes	23/07/2026