

Application PL/2026/00195

Land West of Westbury Road, Warminster

Outstanding Ecological Information

This note sets out the agreed position between the Applicant and Local Planning Authority in relation to the resolution of outstanding ecological matters pursuant to the above Outline planning application, following the meeting between the parties on 15 July 2026.

In response to the actions agreed in principle at that meeting, the Applicant has undertaken to submit to the Council for initial, informal consideration, the following information:

- Typical sample technical specifications of an equivalent foul water pumping station as indicatively shown in the western part of the site, including above-ground details of kiosk and means of enclosure;
- Illustrative planting details demonstrating how the pumping station may be enclosed within the space indicatively shown on the proposed layout;
- A sample plan, section and planting specification of a bat hop-over feature, as to be employed in the two highway breakthroughs in the two hedges transecting the site east-west; and
- An indicative lux level information plan for these two features, indicating a 'worst case' scenario pursuant to the submitted dark corridors plan provided within the EcIA.

Upon receipt of that information, Wiltshire Council's ecologist and planning case officer shall review the content and provide initial confirmation either that this addresses their earlier concerns or, if otherwise, why it does not, as soon as practicable.

Furthermore, the Applicant undertakes to complete and submit, set out in an updated EcIA for formal consultation, the following survey information:

Surveys additional to ongoing surveys to North:

Survey	Scope	Timing
Bat static detector surveys (update)	Repeat deployment at the five original static locations for a three-month late-season block (August, September and October 2026), updating and extending the existing 2021 and 2025 datasets for the current application site.	August–October 2026; report to follow analysis
Badger survey (update)	Walkover and sett/activity survey of the current application site, updating the 2020/2021 baseline to confirm the present status of the recorded outlier setts.	To be completed September 2026

Survey information to North to be applied to application:

Survey	Scope	Timing
Great Crested Newt eDNA survey (update)	Repeat eDNA sampling of Pond 1, updating the existing negative result, plus new sampling of any additional water features within the northern parcel.	Completed May 2026, within the GCN survey season
Bat static and transect surveys (new)	New static detectors and walked transects across the northern/north-western parcel – ground not previously subject to bat survey under the 2020/2021 effort on the current application site.	2026 active season (can extend the transect further south to cover application site)
Badger survey (new)	New walkover and sett/activity survey of the northern parcel, an area not covered by the 2020/2021 badger survey.	2026
Dormouse survey (new)	New nest tube survey of the northern parcel, 100 tube (poor quality habitat). Tube extent off site the NW and offsite to the south (phase 1 site).	To be completed November 2026.
Water vole / otter survey (update)	Repeat survey of the stream corridor, extended to cover its course through the northern parcel.	2026 April & October
Farmland bird survey (new)	New survey of the northern parcel to establish current farmland bird use, relevant given the proposed orchard, allotments and informal kickabout area in this parcel.	2026 breeding season (completed)

That survey information shall, if necessary, also inform an updated shadow Habitats Regulations Assessment (sHRA) in relation to the Bath and Bradford on Avon Bats SAC and alongside the EcIA shall be submitted directly to both Wiltshire Council as competent authority and to Natural England as soon as practicable.

On receipt of the above, the Council ecologist shall provide an updated consultation response as soon as practicable. Provided the ecologist is content with the information provided, they shall prepare and circulate to Natural England for consultation a suitable appropriate assessment.

Subject to the above, and on the assumption that in line with the statutory time limits Natural England's response will not be later than 30 October 2026, the Council shall target reporting the application to the Strategic Planning Committee meeting on **17 November 2026** at the latest.

Upon agreeing to the content of this note, the Council shall release/publish the formal consultation response of the Local Highway Authority as soon as practicable.