

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 21/09/2026

Application No: PL/2026/03752

Proposal: Construction of an additional block of stables and associated hardstanding

Site Address: North Lodge, 19 Heytesbury Park, Warminster BA12 0HG

Case Officer: David Cox

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	HRA

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.				

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please note: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

- Design & Access, Planning & Heritage Statement (Equestrian Blueprint, no date). Received on 12th June, 20206.
- Biodiversity Net Gain Statutory Metric completed by David Hiscox on 09 June 2026.

River Avon (Hampshire Catchment) Special Area of Conservation (SAC) Habitat Regulations Assessment

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 and therefore must be considered under the Habitat Regulations.

However, as there is no increase in overnight accommodation, the application can be screened out of Appropriate Assessment with respect to the River Avon SAC and nutrient neutrality. The LPA can therefore conclude no adverse effect of the integrity of the River Avon SAC

Salisbury Plain Special Protection Area (SPA) Habitat Regulations Assessment

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 David Hiscox on 09 June 2026) 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	0.049 Habitat units
	0 Hedgerow units
	0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

No Habitat Management and Monitoring Plan Condition is required for this application.

Confirmation of how the development will achieve Biodiversity Net Gain (BNG) is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

Planning Conditions

ECO. 1

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

- Arboricultural Method Statement (Equestrian Blueprint, June 2026).

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

ECO. 2

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

All plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Final sign off – all matters addressed:

Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds, bats and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Ecologist	Date
Mary Holmes	21/09/2026