

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	22/09/2026
Application number:	PL/2026/03662
Proposal:	Construction of a foul sewerage pumping station with associated gravity sewers and a rising main connection to the public (Wessex Water) foul sewerage network, including the erection of a perimeter fence, control kiosk and chemical dosing unit, screening planting, and the relocation of a refuse area.
Site address:	Land adjacent to Nos 289 -311, Pepper Place, Warminster, BA12 0DG
Case officer:	PL/2026/03662

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	BNG	Town and Country Planning Order 2015, Environment Act 2021	22/09/2026 -Confirmed pre-development biodiversity values (inclusion of individual tree)	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant 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: When resubmitting a revised document, ALL changes must be highlighted to enable review.

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

Information considered:

- Proposed Site Plan, Annington, July 2026
- Existing Plan, Annington, June 2026
- Pre-app response
- Statutory Biodiversity Metric, Kiera Horman, May 2026
- Baseline Habitat Condition Assessment, Arbtech, May 2026

- Biodiversity Net Gain Assessment, Arbtech, May 2026

The site comprises a lawn area associated with a building of flats. It is proposed to construct a pumping station to separate 24 private apartments from a private sewerage network. It is understood that this proposal is not associated with any change in overnight accommodation/any increase in dwellings.

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

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

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 will be no additional overnight accommodation created) there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimis. The HRA has concluded that the application is not likely to have significant impacts on Salisbury Plain SPA and subsequently the application is screened out of Appropriate 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 since there is no proposal to create additional overnight accommodation, and because the pumping station will serve existing accommodation (and existing levels of wastewater outputs), there would be no overall 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, condition assessments and maps (Statutory Biodiversity Metric, Kiera Horman, May 2026; Baseline Habitat Condition Assessment, Arbtech, May 2026 Biodiversity Net Gain Assessment, Arbtech, May 2026) calculating the baseline and predicted post- development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.12 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No

Has any habitat degradation of occurred?	No
--	----

The following issue needs to be addressed:

- The BNG reports outline that the silver birch sapling was considered too small to be assessed and counted within BNG. However, no further justification is provided. The BNG User Guide states that 'newly planted individual trees' should be recorded as 'small', even when they have a diameter at breast height that is less than 7.5cm. As such, the metric should be updated to include the individual tree.

Final 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. Currently, a deficit of units is predicted, with the trading conditions not satisfied (it is proposed to create an ornamental hedgerow, which does not compensate for the loss of area habitats). Suitable habitat creation or enhancement - such as grassland enhancement or tree planting - will need to be incorporated into the plans to achieve BNG on-site, as advised by the applicant's ecologist.

IN SUMMARY: Whilst there is no ecology-related objection to this proposal in principle, the BNG information outlined above must be clarified/amended and reviewed by the LPA's ecology team prior to determination of the application.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
-----------	------