

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	02/10/2026
Application number:	PL/2026/01910
Proposal:	Proposed Replacement Side extension & link Roof, New Single Storey Rear Extension, Landscaping including Swimming pool & Decking
Site address:	Arndown, 7 Elm Hill, Warminster, BA12 0AU
Case officer:	Angela Ellis

Recommendations:

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

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

The following submitted documentation was reviewed to inform this response:

- Bat Scoping Survey and Nesting Bird Report August 2026 by KD Consulting Ltd
- Proposed Block Plan 29th May 2026 Drawing No: AH2025/94 by A Harlow & Son

Matters Considered:

Habitats Regulations Assessment (HRA)

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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 development will not increase the number of residential units in the catchment and separation of more than 1.5km between the SAC and the application site, there is no 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.**

Salisbury Plain Special Protection Area (SPA)

This application site lies within the 6.4 km buffer zone of the Salisbury Plain Special Protection Area (SPA). 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). As the application is not for new residential development and separated by more than 1.5km from the Salisbury Plain designates site there is no mechanism for adverse effect. **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.**

Protected Habitats and Species

The findings of the submitted ecological report (Bat Scoping Survey and Nesting Bird Report August 2026 by KD Consulting Ltd) are considered proportionate to the scale and nature of the proposed development and provide sufficient information. The survey concludes that the building has negligible potential to support roosting bats and that no evidence of bat use or nesting birds was identified. Furthermore, whilst the site is mapped by Natural England Priority Habitat Inventory as "No Main Habitat but Additional Habitats Present", the site photographs and survey information demonstrate that the area affected by the proposed development comprises maintained residential garden grassland associated with the existing dwelling of limited ecological value.. As such, the proposed development is not expected to result in significant adverse effects on protected species or priority habitats.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

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

- Proposed Block Plan 29th May 2026 Drawing No: AH2025/94 by A Harlow & Son

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

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 02/10/2026
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