

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	11/09/2025
Application number:	PL/2025/06804
Proposal:	Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements.
Site address:	Land off Church Farm Lane, Woodborough, SN9 5PH
Case officer:	Jonathan James

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:

- 'Proposed Block Plan', Fowler Architecture & Planning, March 2025
- 'Topographical Survey', Fowler Architecture & Planning, February 2025
- 'Preliminary Ecological Appraisal', All Ecology, August 2025
- 'Biodiversity Net Gain Design Stage Report', All Ecology, August 2025
- 'UKHab Baseline Habitat Plan', All Ecology, August 2025
- Condition Assessments BNG
- Statutory Biodiversity Metric, D Roberts, August 2025
- 'Nutrient Assessment & Budget', Aqua Callidus, 05/09/2025
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC
- 'Arboricultural Impact Assessment', Naturally Trees, August 2025
- 'Tree Protection Plan', Naturally Trees, August 2025

The site comprises a grassland field where it is proposed to erect two detached dwellings. The site is neighboured by a residential property, patches of woodland and further grassland.

Matters Considered:

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 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 March 2025 Natural England (NE) confirmed that the 2024 strategic AA for Salisbury Plain SPA continues to be supported by NE.

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. Appropriate Assessment (AA) 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 completed River Avon SAC: nutrient neutrality calculator has been submitted with a total calculated phosphorus budget of 0.48kg TP/Yr pre 2030 and 0.31kg TP/Yr post 2030.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website [Phosphorus and nitrogen mitigation - Wiltshire Council](#).

Ecology officer approval	Document reviewed – Natural England Nutrient Neutrality budget calculator for the River Avon, uploaded 08/09/2025
Approval of Nutrient Budget	Pre 2030 budget - 0.48kg TP/year
	Budget approved - Yes
	Date – 11/09/2025

A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

These comments assume that this application qualifies for and will be proceeding with the Council-led scheme.

The mitigation fee and administration charge for the scheme can be paid by a section 111 agreement. It is also possible to pay the mitigation fee through a section 106 agreement or unilateral undertaking.

NEXT STEPS:

- The case officer will send you the credit screening approval certificate
- Once you have received this you can apply directly via this form: [Development Application in the Hampshire Avon Catchment](#)
- You will then be emailed directly when credits are available (expected 2 weeks)
- There is then the option of securing credits via a Section 111 form which will be sent to you.

If the application does not qualify for the Council-led scheme, or the applicant decides not to proceed with the scheme, details of an alternative mitigation strategy must be submitted for review and the Council's ecology team consulted. Any alternative mitigation scheme would be subject to a bespoke Appropriate Assessment.

Other protected species and habitats

In line with NPPF and with CP50, applications must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development.

The existing grassland is short and of limited suitability for use by reptiles or amphibians. However, the grassland and adjoining woodland may offer some foraging and commuting opportunities for bats. No trees will be removed as part of the proposals, and some grassland will presumably remain as part of vegetated garden areas.

New lighting should also be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Overall, it is considered that connectivity can be retained for wildlife provided the site boundaries are permeable to wildlife, existing trees and hedgerows are retained and appropriate lighting used around site boundaries. Additionally, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. **Ecological enhancements, whether achieved via BNG or otherwise, should be secured via a condition.**

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 (Statutory Biodiversity Metric, D Roberts, August 2025) confirming the baseline and predicted post- development biodiversity units of Site has been submitted with the relevant condition assessment sheets and maps ('UKHab Baseline Habitat Plan', All Ecology, August 2025).

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	0.28 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

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.

CONDITIONS:

River Avon Phosphorus Mitigation

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority. Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Water Efficiency in River Avon and River Test Catchments

The overnight 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) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report 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.

A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: '*The Building Regulations 2010 – Sanitation, hot water safety and water efficiency*', Appendix A (p36-44).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – including the type and locations of bat roof tiles and boxes, and other enhancements for wildlife – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVES:

Informative – Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. Any alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Final sign off – all matters addressed:

Ecologist Abi Gazzard	Date 11/09/2025
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