

Development Management
Wiltshire Council
Bourne Hill
Salisbury
SP1 3UZ
developmentmanagement@wiltshire.gov.uk
By email only

28th October 2025

Dear Sir / Madam,

Regulation 77 of the Conservation of Habitats and Species Regulations (2017)

Buildings 1 & 3, Renshaw Barns, Netton, SP4 6FA

We write to make an application under Section 77 of the Conservation of Habitats and Species Regulations (2017) in relation to a development at Renshaw Barns, Netton.

The development this application relates to is for:

- Building 1 - Prior Approval of a Class E office to 1 x dwelling under Part 3, Class MA of the GPDO, granted on 14th March 2025 (LPA Ref: PL/2023/10595 – Decision Notice at Appendix A)
- Building 3 - Prior Approval of a Class E office to 1 x dwelling under Part 3, Class MA of the GPDO, granted on 14th March 2025 (LPA Ref: PL/2023/10467 Decision Notice at Appendix B)

Hampshire River Avon Special Area of Conservation (SAC) 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.

The applicants propose to install a Graf one 2 Clean PTP at the site (PTP performance details at Appendix C). A nutrient budget has been submitted with this application (Appendix D), using the specific PTP values and the latest River Avon SAC Nutrient Neutrality Calculator (27/05/2025). This shows a phosphorus budget of 0.41kg TP/yr.

In completing the budget calculator, the land use sections have not been completed as there would be no change of use of land as defined by the calculator. This approach has been accepted by Wiltshire

Council in consideration of a recent planning application on the site (PL/2025/ 04561) and there is no reason to deviate from it.

The applicants propose to purchase credits to cover the remaining 0.41kg TP/yr burden from Wiltshire Council's mitigation scheme to ensure the scheme is nutrient neutral.

Conclusions

Provided the above mitigation payments are made prior to the determination of this application, the LPA can be certain that the development will not result in harm to the integrity of the protected sites and the application can be approved.

Should you require any further information to make your determination, please do not hesitate to contact me.

Yours faithfully



Dan Roycroft BA (Hons) MA MRTPI

Director

01722 638 008

dan@atlasplanninggroup.co.uk

Enc:

Appendix A – Decision Notice PL/2023/10595

Appendix B – Decision Notice PL/2023/10467

Appendix C – Graf One 2 Clean Performance Certificate

Appendix D – River Avon SAC Nutrient Neutrality Calculator

Appendix A – Decision Notice PL/2023/10595



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Prior Approval Part 3, Class MA: Commercial, business and service
uses to dwellinghouses - Prior Approval not Required**

Application Reference Number: PL/2023/10595

Decision Date: 14th March 2024

Applicant: Mr S Moore
Renshaw UK Ltd, C/O Agent

Particulars of Development: Prior Approval Part 3, Class MA - Change of Use of a
commercial unit to residential use (Building 1)

At: RENSHAW BARNS, BUILDING 1, NETTON, SP4 6FA

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will not be required**.

This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order. The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

Conditions: (4)

- 1 The scheme hereby assessed must be completed in full within a period of 3 years starting with the date of this prior approval

REASON: To comply with the provisions of Condition 5 of MA.2 of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref: Building 1 Location Plan. Received – 07.12.2023

Plan Ref: 0344 D 05 Rev P1 – General Arrangement West & East Building 1

Elevations/Sections As Proposed. Received – 12.03.2024

Plan Ref: 0344 D 06 Rev P1 – General Arrangement Long North Elevation/Section As Proposed. Received – 12.03.2024

Plan Ref: 0344 D 10 Rev P1 – General Arrangement Ground Floor Plan Building 1 As Proposed. Received – 09.02.2024

Plan Ref: 0344 D 11 Rev P1 – General Arrangement First Floor Building 1 Plan As Proposed. Received – 09.02.2024

Plan Ref: 0344 D 12 Rev P1 – General Arrangement Roof Plan Building 1 As Proposed. Received – 07.12.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 No part of the development hereby permitted shall be first occupied until the 3 parking spaces have been completed in accordance with the details shown on the approved plans (0344 D 10 Rev P1). The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 4 In the event that contamination is found at any time when carrying out the approved development, which was not previously identified, all work should cease and it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken and where remediation is necessary, a remediation scheme should be prepared and submitted to and approved in writing by the Local Planning Authority. The development shall recommence in accordance with the agreed details.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives: (3)

- 1 The applicant is reminded that the development hereby agreed is subject to a number of conditions regarding commencement; any subsequent operational development; and future uses, as set out in the supporting paragraphs of Class MA and W of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended).

- 2 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
- 3 The Applicant is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and Salisbury Plain Special Protection Area and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). It is therefore advised that the Applicant should consult with Natural England about the scheme and following their agreement, submit an application under Regulation 77 of the Habitat Regulations to the local planning authority for consideration and approval.

Parvís Khansari - Corporate Director, Place

Appendix B – Decision Notice PL/2023/10467



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Prior Approval Part 3, Class MA: Commercial, business and service
uses to dwellinghouses - Prior Approval not Required**

Application Reference Number: PL/2023/10467

Decision Date: 14th March 2024

Applicant: Mr S Moore
Renshaw UK Ltd, C/O Agent

Particulars of Development: Prior Approval Part 3, Class MA - Change of Use of a
commercial unit to residential use (Building 3)

At: RENSHAW BARNS, BUILDING 3, NETTON, SP4 6FA

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will not be required**.

This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order. The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

Conditions: (4)

- 1 The scheme hereby assessed must be completed in full within a period of 3 years starting with the date of this prior approval

REASON: To comply with the provisions of Condition 5 of MA.2 of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref: Building 3 Curtilage Plan. Received – 07.12.2023

Plan Ref: 0344 D 06 Rev P1 – General Arrangement Long North Elevation/Section As Proposed. Received – 12.03.2024

Plan Ref: 0344 D 07 Rev P1 – General Arrangement West & East Building 1 Elevations/Sections As proposed (Building 3). Received – 12.03.2024

Plan Ref: 0344 D 03 Rev P1 – General Arrangement Roof Plans As Proposed (Red/Blue Plan). Received – 29.11.2023

Plan Ref: 0344 D 30 Rev P1 – General Arrangement Ground Floor Plan Building 3 As Proposed. Received – 09.02.2024

Plan Ref: 0344 D 31 Rev P1 – General Arrangement First Floor Plan Building 3 As Proposed. Received – 07.12.2023

Plan Ref: 0344 D 32 Rev P1 – General Arrangement Roof Plan Building 3 As Proposed. Received – 07.12.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 No part of the development hereby permitted shall be first occupied until the 2 parking spaces have been completed in accordance with the details shown on the approved plans (0344 D 30 Rev P1). The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 4 In the event that contamination is found at any time when carrying out the approved development, which was not previously identified, all work should cease and it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken and where remediation is necessary, a remediation scheme should be prepared and submitted to and approved in writing by the Local Planning Authority. The development shall recommence in accordance with the agreed details.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives: (3)

- 1 The applicant is reminded that the development hereby agreed is subject to a number of conditions regarding commencement; any subsequent operational development; and future uses, as set out in the supporting paragraphs of Class MA and W of Part 3 of

- 2 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy
- 3 The Applicant is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and Salisbury Plain Special Protection Area and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). It is therefore advised that the Applicant should consult with Natural England about the scheme and following their agreement, submit an application under Regulation 77 of the Habitat Regulations to the local planning authority for consideration and approval.

Parvis Khansari - Corporate Director, Place

Appendix C – Graf One 2 Clean Performance Certificate



Prüfinstitut für
Abwassertechnik
GmbH

PERFORMANCE RESULTS

Otto Graf GmbH

Carl-Zeiss-Str. 2 - 6, 79331 Teningen, Germany

EN 12566-3

Small wastewater treatment systems for up to 50 PT

Small wastewater treatment system one2clean

SBR plant in one two-zone polypropylene tank

Test report PIA2014-216B14.01.e

Nominal organic daily load*	0.27	kg/d	
Nominal hydraulic daily load	0.75	m³/d	
Material	polypropylene		
Treatment efficiency (nominal sequences)		Efficiency	Effluent
	COD	94.2 %	43 mg/l
	BOD ₅	98.0 %	7 mg/l
	SS	96.3 %	14 mg/l
	NH ₄ -N**	98.3 %	0.5 mg/l
	N _{tot} **	87.0 %	7.9 mg/l
	P _{tot}	80.2 %	1.6 mg/l
Electrical consumption	0.63	kWh/d	

*at a test influent of ≥ 300 mg/l BOD₅ (mean)

**determined for temperatures $\geq 12^{\circ}\text{C}$ in the bioreactor

Performance tested by:

PIA – Prüfinstitut für Abwassertechnik GmbH

(PIA GmbH)

Hergenrath Weg 30

52074 Aachen, Germany

This document replaces neither the declaration
of performance nor the CE marking.



Notified Body
No.: 1739



Certified according to
ISO 9001:2008



Deutsche
Akkreditierungsstelle
D-PL-17712-01-00

Prüfinstitut für Abwassertechnik GmbH

geprüft - tested - testé

Elmar Lancé

November 2014

Introducing the cutting-edge One2Clean treatment plant range



Setting the standard

ADVANCED TECHNOLOGY

The go to treatment plant for Nutrient Neutrality.
Unrivalled effluent quality.

Treatment levels -

BOD – 7mg/l

Suspended Solids – 14mg/l

Ammonia – 0.5mg/l

Phosphate – 1.6mg/l

Nitrate – 7.9mg/l

PRODUCT QUALITY

German engineering.



SUSTAINABILITY

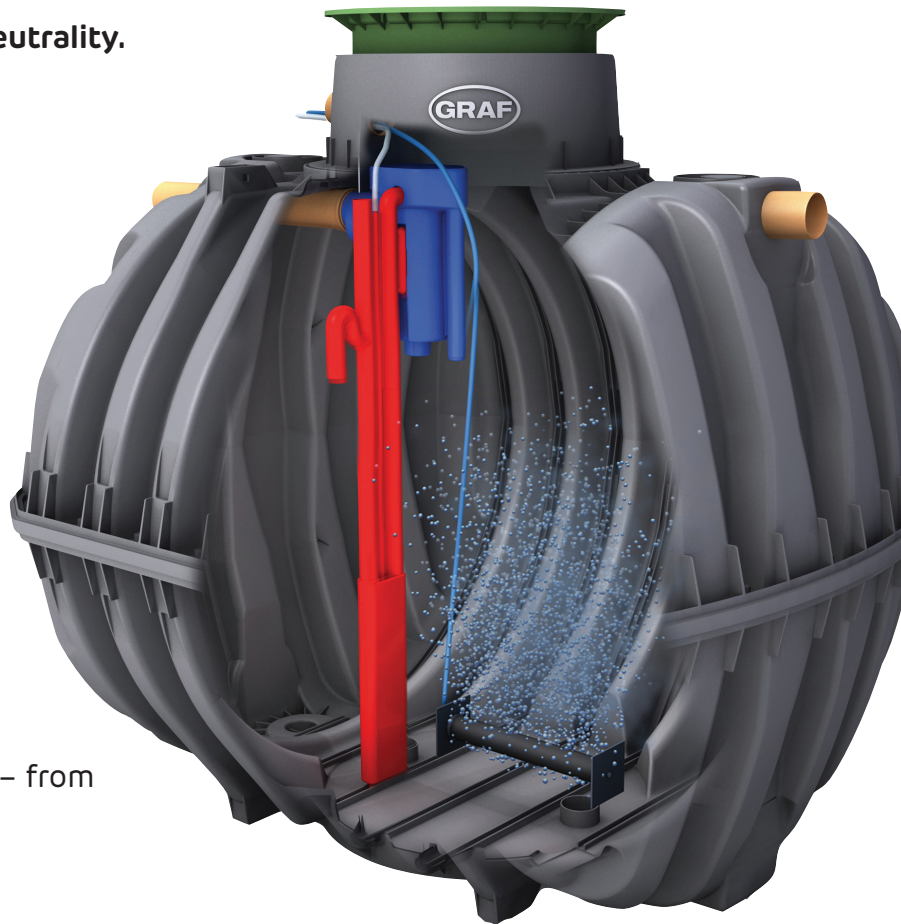
Low power consumption - Daily energy usage of your One2clean treatment plant – from 0.59kWh/d.

Quiet operation – High quality diaphragm compressors.

CUSTOMER SERVICE

Lifetime support – Customer support on your project from start to finish.

GRAFTER network – Graf accredited service provider network for all your service and maintenance needs.



Graf UK will arrange **FREE** commissioning of your system by a Graf accredited service provider who will register your system to activate your warranty. For more information go to <https://bit.ly/GRAFFreeCommission> or scan the QR code.

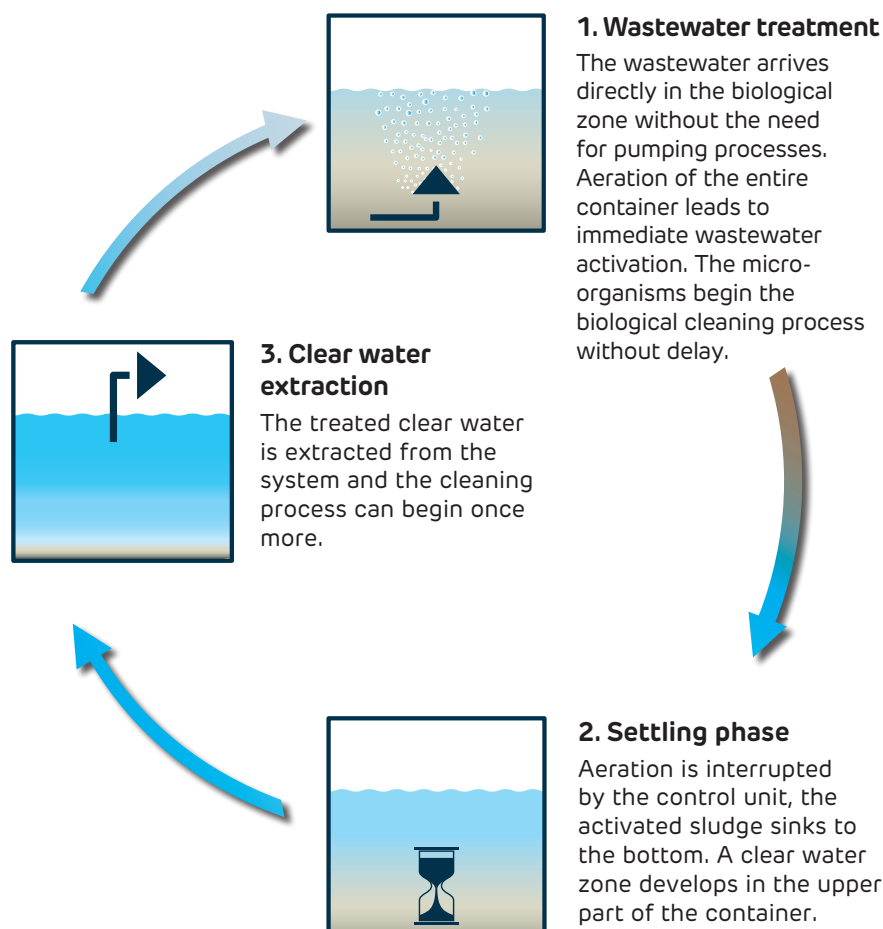


For general enquiries go to <https://bit.ly/grafuksts> or scan the QR code.



The one2clean system

The only wastewater underground tank of it's kind!



Incredibly low volume of sewage sludge

- Aeration of the entire wastewater tank
- Immediate wastewater activation
- Minimisation of sludge
- Less sludge removal
- Cost savings

Conventional wastewater treatment systems



one2clean



Low maintenance costs

- Simple construction
- High-quality components
- Maximum performance using optimised technology
- Integrated sampling point

Minimal power consumption

- The one2clean has only one pumping process, reducing energy consumption and running costs
- Economical motor valve
- Energy-optimised membrane compressor

one2clean only needs 3 steps to produce clear water

The wastewater treatment is carried out in one chamber in just one tank. This eliminates unnecessary pumping processes and sludge return.

one2clean is odourless

The entire volume of wastewater is immediately activated with oxygen using the unique one2clean technology. The final process of the one2clean produces odourless, clear treated water for extraction to a drainage field or water course.

one2clean already meets the needs of tomorrow

one2clean achieves unrivalled discharge values with an efficiency factor of up to 99%! This offers high investment security – even if legal requirements become stricter.

One2Clean systems

Inhabitants [max.]	One2clean	One2clean Xtra	Max. daily flow [l/d]	Max. organic load [kg BOD5/d]	Total volume [l]	Length [mm]	Width [mm]	Height [mm]	Weight [kg]	Product code
5	✓	✓	750	0.3	3,750	2280	1755	1880	150	G50000
7	✓	✓	1,050	0.42	4,800	2280	1985	2110	185	G50002
9	✓	✓	1,350	0.54	6,500	2390	2190	2390	220	G50004
12	✓	✓	1,800	0.72	8,500	3500	2040	2515	380	G50200
15	✓	✓	2,250	0.9	10,000	3520	2240	2575	455	G50204
18*	✓	✗	2,700	1.08	13,000	5380	2190	2390	440	G50010
19	✓	✓	2,850	1.14	13,000	4000	2420	2755	510	G50313
24	✗	✓	3,600	1.44	16,000	4590	2500	3160	890	G50300
32	✗	✓	4,800	1.92	22,000	6230	2500	3160	1085	G50302
45	✗	✓	6,750	2.70	32,000	8440	2500	3160	1430	G50304
50	✗	✓	7,500	3.00	38,000	9925	2500	3160	1630	G50306
60	✗	✓	9,000	3.60	44,000	11440	2500	3160	1840	G50308
70	✗	✓	10,500	4.20	48,000	12140	2500	3160	1970	G50310

18* - Two tank system

One2Clean Xtra systems incorporates an advanced Control M controller with plug and play options