

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	21/01/2026
Application Number:	PL/2025/09180
Proposal:	Up to 2 self build dwellings to the south of Southfield, Parsons Lane, Crockerton, Warminster, BA12 8AR.
Site Address:	Land at Southfield, Parsons Lane, Crockerton, Warminster, BA12 8AR
Case Officer:	Adrian Smith

Recommendations:

X	HRA for River Avon SAC (Hampshire Catchment) not yet completed <i>Insufficient information has so far been submitted to enable the Appropriate Assessment to be undertaken in respect of the River Avon (Hampshire Catchment) SAC, which must be completed and the conclusion agreed with Natural England prior to the application being determined.</i>
---	--

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Nutrient Neutrality (River Avon SAC Hampshire Catchment)	Habs Regs, CP50, NPPF	21/01/2026 (see comments in main text) - The land use tabs of the provided nutrient calculations must be filled out. - Water usage must be revised to align with Wiltshire Council's published guidance. - The proposed location of the new PTP and replacement PTP must be provided on a site plan.	NO

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 your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

Salisbury Plain Special Protection Area (SPA)

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) is currently being 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 must be completed at a later date, and the conclusion agreed with Natural England prior to the application being determined.

This means for sites where development is likely to have a significant effect on a qualifying European site or a European offshore marine site without any mitigating measures in place, the local planning authority should ensure an appropriate assessment has been undertaken before consideration of the grant of permission in principle. If the local planning authority is satisfied, after taking account of mitigation measures in the appropriate assessment and concluding that the development will not adversely affect the integrity of the protected site, then, subject to compliance with other statutory requirements regarding the permission in principle process, it can grant permission in principle.

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. 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.

The following nutrient calculators have been submitted:

- Nutrient Calculator Existing Septic Tank
- Nutrient Calculator Replacement PTP
- Nutrient Calculator Proposed Scheme

The mitigation proposed is for the replacement of an existing Septic Tank serving one property (Southfield) adjacent to the proposed development with a more efficient GRAF One2Clean Package Treatment Plant (PTP). The Septic Tank to be used for mitigation is under the ownership of the applicant of this Planning Permission in Principle application.

The calculations could demonstrate nutrient neutrality but some changes to the calculations are required and clarification on a number of issues as indicated below are necessary before the Appropriate Assessment can be completed:

1. The 'Nutrients from current land use' tab and 'Nutrients from future land use' tab of the existing septic tank nutrient calculation and the replacement PTP nutrient calculation has not been filled out. This information is required to ensure the nutrient calculation is accurate.
2. Water Usage: The provided nutrient budget for the replacement PTP uses a water usage rate of 150 litres per person per day. As stated on our website, 'the applicant can agree to a condition for water efficiency restricting water use to a maximum of 85 litres per person per day, or an alternative figure between 85 litres per person per day and 110 litres per person per day. Natural England require the nutrient calculator to include an additional 10 litres per person per day in the calculator. However, please note, this option can only be used for developments that drain to a main sewer network where the water company has a Total Phosphorus limit on the permit.' Therefore, this input is only permissible for developments connecting to a mains wastewater treatment works with a phosphorus permit limit. It cannot be applied to developments proposing to use a package treatment plant (PTP). If the development will be served by a PTP, the nutrient calculation must be revised accordingly to align with Wiltshire Council's published guidance.
3. The proposed location of the new PTP and replacement PTP has not been submitted in support of the application.

The calculations must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculations must be approved by the council to enable the AA to be undertaken, which must be completed, and the conclusion agreed with Natural England prior to the application being determined.

Guidance on completing the phosphorus budget is available on our website ([Phosphorus and nitrogen mitigation - Wiltshire Council](#)). This webpage also contains information on the options available for developments to achieve nutrient neutrality.

Protected Species

In carrying out its statutory function, the LPA must be reasonably sure that the proposed development will not result in significant adverse effects on protected habitats or species. It is therefore essential that sufficient ecological information is submitted in support of any application to enable such an assessment, which should identify any potential impacts on protected species or habitats and provide sufficient detail to inform appropriate mitigation measures, incorporated into the site layout and plans.

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 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.

Biodiversity Net Gain

This application was submitted after Biodiversity Net Gain (BNG) becoming mandatory.

If it is confirmed by the applicant that the application is subject to the biodiversity gain plan condition the following information is required:

- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('[degradation](#)'), and where they have:
 - a statement to the effect that these activities have been carried out;
 - the date immediately before these activities were carried out;
 - the pre-development biodiversity value of the onsite habitat on this date;
 - the completed metric calculation tool showing the calculations, and
 - any available supporting evidence of this;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Note: this is a summary please refer to Paragraph: 011 [Biodiversity net gain - GOV.UK](#) for full details.

If the applicant considers that the development would not be subject to the biodiversity gain condition, Schedule 7A of the Town and Country Planning Act 1990 the applicant must provide a statement as part of the planning application setting out the reasons why they believe this is the case. Submission of a completed metric calculation tool may be necessary to evidence the statement.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- i. No net loss of local biodiversity resource and
- ii. Secure the integrity of local ecological networks

Any application at this site is advised to include information to demonstrate no net loss of the local biodiversity resource and local ecological networks. Where it appears that habitats have been managed to reduce their biodiversity value prior to an ecological survey to inform a planning submission, a precautionary assessment of their pre-clearance value would be required.

Insufficient information has been submitted. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.

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

Ecologist	Date