

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	17/03/2026
Application No:	PL/2025/09419
Proposal:	Erection of a detached storey and a half four bedrooms dwelling with associated works (materially different to approved application PL/2024/00190)
Site Address:	Weymouth Street, Warminster, BA12 9NP
Case Officer:	Angela Ellis

Recommendations:

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

Appropriate Assessment with a positive conclusion must be completed. This must be completed and sent to Natural England, who must agree the conclusion (within 21 days) prior to this application being permitted.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	River Avon SAC Nutrient neutrality	Cp50, Habitat Regulations	- Nutrient calculation with issues raised below addressed. - Plan specifying SUDS.	

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.

Information considered:

- Design and Access Statement. (Shanaya Investments Ltd, December 2025).
- Nutrient Neutrality Assessment. Revision B. (NC29 Ltd, June 2024)
- Proposed Site Plan. 09 Rev C (DHA Architects, 17/07/2022).
- Proposed Site and Sections. LWS-P-02A (DHA Architects, November 2025).

COMMENTS:

Habitats Regulation Assessment (HRA)

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 nutrient calculation has been submitted (Nutrient Neutrality Budget Calculator, 10/12/2026) however the following issues were identified:

- The Development proposal is 10 dwelling instead of 1.
- The Existing land use type totals 0.06 ha where as the application site is 0.03 ha.
- The SuDS includes 0.06 ha of Pervious Pavement which is greater than the site area.
- A plan specifying the location and extent of Pervious Pavement or any other SuDS included in the metric must be submitted.

The calculation must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculation 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.

Salisbury Plain Special Protected Area (SPA)

This application lies within the 6.4km zone of influence of the Salisbury Plain Special Protected Area (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.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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.

Compliance with CP50

As the application site comprises an area of existing hard surfacing, no impacts on habitats or features of biodiversity value are anticipated. The inclusion of two swift bricks and two bat boxes, as shown on the

Proposed Site Plan, is welcomed and likely to provide additional nesting and roosting opportunities for bats and birds.

DRAFT CONDITIONS:

Compliance

1. The development will be carried out in strict accordance with the following documents:
 - Proposed Site and Sections. LWS-P-02A (DHA Architects, November 2025).
 - Site Plan Showing SUDS [once submitted and approved by the LPA]

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

River Avon Phosphorous Mitigation [once nutrient calculation approved by LPA]

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.

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.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Water Efficiency in Hampshire 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

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

Ecologist	Date