

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	18/05/2026
Application Number:	PL/2026/01523
Proposal:	Change of use of land and conversion of agricultural building to form 1 bed dwelling (Use Class C3) with associated parking and residential curtilage (revised scheme to the Class Q permission ref: PL/2025/08124). Single storey front extension to new dwelling. Erection of agricultural shed. New Sewage Treatment Plant and associated works.
Site Address:	Vineview Cottage, Tytherley Road, Winterslow, Sailsbury, SP5 1PZ
Case Officer:	Georgina Wright

Recommendations:

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

An Appropriate Assessment for impacts on the New Forest Protected Sites has been completed and sent to Natural England for their agreement that the HRA can be favourably concluded. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	River Test Catchment <i>Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton</i>	NPPF, CP50, Habs Regs	18/05/2026 A completed Natural England Nutrient Neutrality budget Calculator for the River Test Catchment: nutrient neutrality calculators in an unlocked Excel file must be submitted. (see comments in main text)	NO

	<i>Water SPA and Ramsar site.</i>			
2	Biodiversity Net Gain (BNG)	Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)	18/05/2026 Submission of statutory metric calculation with the all baseline habitats within the redline boundary, and associated baseline habitat plans and condition assessments. (see comments in main text)	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:

- Bat Report. September 2025. Pro Vision. Ecology 8948. Issue 01;
- The Statutory Biodiversity Metric. 18 March 2026;
- Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites;
- BHYD-6: 6 Population System General Assembly (Tank 1of1). 03 December 2008. Balmoral Tanks. Drawing No. INVD-001 1of1;
- Treatment Performance Results. PIA;
- Percolation Test Report. Geosight;
- Proposed STP & Change of Use (1). 01 January 2026. Drawing Ref. 0996/Pr/05. Rev. B;
- Proposed STP & Change of Use (2). Drawing Ref. 0996/Pr/06. Rev. B;
- Proposed Shed. 01 January 2026. Drawing Ref. 0996/Pr/04. Rev. B;
- Proposed Plan & Elevations. 01 January 2026. Drawing Ref. 0996/Pr/03. Rev. D;
- Site Plan. 03 November 2025. Drawing Ref. 0996/Ex/00. Rev. C;
- Existing Plan & Elevations. 03 November 2025. Drawing Ref. 0996/Pr/02. Rev. C;
- Planning Statement.

Habitat Regulations Assessment (HRA): Mottisfont Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) 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.

Pro Vision undertook, two dusk emergence surveys during the active bat survey season in 2025. These surveys identified a number of potential roosting features and potential access features within the buildings. The results of the surveys indicate that building A does not support a bat roost and building B contains a day roost for common pipistrelle bats. Building B will be retained within the development proposals. Should the proposals change such that the building with the confirmed bat roost is affected, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

The roof space of Vineview Cottage, Tytherley Road, Winterslow, Salisbury, SP5 1PZ is used as a bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence may be required if any works are to affect the identified roosts before any work is undertaken to implement this planning permission.

The conversion of an agricultural building to form a dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on local bat populations, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should 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. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This will be secured via a S111 agreement at determination. Unilateral undertakings or s106 agreements are also available to ensure the necessary mitigation is secured.

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

The cost of developer contributions to mitigate the burden would be £ 660 plus legal and admin fees.

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972.

It is considered that this approach delivers the required level of certainty to secure effective mitigation for the recreational burdens of this planning application. There will be no in combination effects with other developments, therefore we can conclude that there would be no adverse effect on the integrity of the above European Sites as a result of the development.

River Test Catchment

Solent Protected Sites - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour (SPA) and Ramsar site, Solent and Southampton Water (SPA) and Ramsar site.

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through

discharge of nitrogen in wastewater. Appropriate Assessment 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.

Nitrogen budget

In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required. Natural England has issued guidance and a calculator tool to be used by applicants and this is available here: [Solent: nutrient neutrality calculator - GOV.UK](#)

The development seeks to achieve nutrient neutrality via a bespoke mitigation scheme. A positive conclusion to the Habitats Regulations Assessment requires certainty that the development proposals will not have an adverse effect on the integrity of the European site. A nitrogen budget has been submitted. The nitrogen budget is NOT in line with Natural England's advice. The following issues must be addressed in the submitted budget:

1. A PIA certificate for a Package Treatment Plant has been provided. The proposed PTP must be an approved package treatment plant (PTP) from this approved list by NE ([List of Certified Small Wastewater Treatment Systems Up to 50PT](#)).
2. The nutrient budget identifies the current land use as 'poultry'. However, the Bat Report describes this area as 'two barns located on an area of short sward grassland'. There is insufficient evidence to support the classification of this land as 'poultry'. According to the UK Gov guidance on using the nutrient neutrality calculators ([Using the nutrient neutrality calculators - GOV.UK](#)): Poultry is defined as "Agricultural areas on which poultry are farmed"
Please provide clear justification and supporting evidence demonstrating how the land is currently used as poultry. This information is required to confirm the accuracy of the nutrient budget and ensure the baseline land use is correctly represented.
3. The current and proposed land use within the nutrient budget records a total area of 0.01ha, whereas the baseline habitat area appears to be approximately 0.22 hectares based on the provided redline boundary and aerial imagery. All submitted documentation must align, with the same land use area recorded for the total redline boundary.

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 nitrogen 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.

Until a mitigation scheme has been agreed, it is unlikely that an Appropriate Assessment for this development could conclude with sufficient certainty that there will be no adverse effects on the Solent SACs and SPAs, alone and in-combination with other plans and projects.

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 (18 March 2026) with the baseline and predicted post- development biodiversity units of the site has been submitted.

The following issues must be addressed in the baseline prior to determination:

- All habitats within the redline boundary must be recorded within the statutory biodiversity metric. According to the Bat Report "the site comprises two barns located on an area of short sward grassland". To ensure accuracy and consistency in the BNG assessment, the baseline habitat types within the statutory metric and the supporting plans/documentation must be reviewed and amended to reflect all the habitats present on site.

- The baseline habitat area appears to be approximately 0.22 hectares based on the provided redline boundary and aerial imagery. However, this differs from 'The Statutory Biodiversity Metric. 15 December 2024', which records a total baseline habitat area of 0.01 hectares. To ensure consistency and accuracy in the BNG assessment, all submitted documentation must align, with the same recorded baseline habitat area reflected across all documentation.
- The plans/maps for the baseline and proposed habitats have not been submitted. This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination.
- The condition assessment sheets for the baseline habitats have not been submitted. This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination.

The statutory metric calculation must be amended to accurately reflect all the correct baseline habitats within the redline boundary, with the associated baseline habitat plan and submit the updated metric to the Local Planning Authority (LPA) for review by the ecology team prior to determination.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for birds, bats and hedgehogs.

All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features.

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

CONDITIONS: these will be added once the issues above have been addressed

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

Ecologist	Date