

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 18/05/2026; 21/05/2026

Application No: PL/2026/02034

Proposal: Demolition of the existing four-bedroom, two-storey dwelling and the erection of a replacement dwelling.

Site Address: 22 Riverside Close Laverstock, Salisbury. SP1 1QW

Case Officer: Joe Richardson

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	HRA for Nutrient Neutrality
☒	HRA for New Forest

Further information – see below for more details

	Issue	Policy / Legislative compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	River Avon SAC construction impacts.	Habitat Regulations/CP 69.	18/05/2026 A Construction Method Statement (CMS) must be submitted and must include measures to avoid and prevent direct damage, sedimentation, pollution, disturbance to the River Bourne. See below for additional information.	21/05/2026 Secured via planning condition.

The outstanding document(s)/information 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.

Matters Considered

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted reports detailed below against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Design and Access Statement (Barclay Phillips Architects, March 2026).
Preliminary Roost Assessment (PRA). Vesper, 05/01/2025).

HABITAT REGULATIONS ASSESSMENTS

River Avon SAC (Hampshire Catchment)

Impacts through discharge of Phosphorus in Wastewater

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

A test of likely significance has been carried out by the Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that as proposals are for a replacement dwelling, there is no mechanism for adverse effect with respect to the discharge of Phosphorus in wastewater, and therefore the HRA concludes that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Disturbance impacts during Construction

This development is also located adjacent the River Bourne/River Avon Site of Special Scientific Interest (SSSI) and a tributary of the River Avon SAC and has the potential to cause likely significant effects (LSE's) alone or in combination with other developments as a result of disturbance impacts during the construction phase. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must therefore be carried out by the Local Planning Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects, in line with Wiltshire Core Strategy Core Policy 69 (Protection of the River Avon SAC).

In addition, Core Policy 69 seeks to avoid and reduce environmental effects on the River Avon SAC during construction and operation to avoid and prevent pollution and mitigate disturbance effects.

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures.

A Construction Method Statement (CMS) must be submitted and must include measures to avoid and prevent direct damage, sedimentation, pollution, disturbance to the River Bourne. The CMS must also include a marked-up plan showing the location of all pollution prevention measures, including fencing protecting the edge of the riverbank, bunding, construction compound location and storage area(s) and for chemicals/toxic contaminants such as fuels.

The CMS must also state there will be no additional external lighting along the River Bourne during the construction phase.

21/05/2026 Final Comments

Although the site boundary extends to the River Bourne, the development footprint is broadly in line with the building due for demolition which is approximately 80m from the River Bourne. I am therefore prepared to accept that a Construction Method Statement can be secured via a pre-commencement planning condition.

The LPA can therefore conclude that subject to the mitigation measures detailed in the Construction Method Statement being secured via planning condition, the Appropriate Assessment concludes no adverse effects on the integrity of the River Avon SAC during the Construction Phase.

New Forest Protected Sites HRA

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 and must therefore be considered 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.

However, as the development proposals are for a replacement dwelling i.e. there will be no additional recreational pressure, there is no mechanism for adverse effects and the HRA concludes that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

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 application is for self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
 - is carried out on a site which has an area no larger than 0.5 hectares; and
 - consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- this is an approval of reserved matters and the application for outline planning permission was made before 12 February 2024.

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.

Planning Condition:

ECO. 1

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Method Statement (CMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

Measures to prevent direct damage, sedimentation, pollution and disturbance to the River Bourne. The CMS must also include a marked-up plan showing the location of all pollution prevention measures, including fencing protecting the edge of the riverbank, bunding, construction compound location and the storage area(s) and for chemicals/toxic contaminants such as fuels.

The CMS must state there will be no additional external lighting along the River Bourne during the construction phase.

REASON: To ensure compliance with Core Policy 69, the HRA of the River Avon SAC and to ensure adequate protection, mitigation and compensation for protected species/priority habitats throughout the construction period.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	21/05/2026