

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	01/06/2026
Application number:	PL/2025/09744
Proposal:	Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and the creation of a new access point.
Site address:	Land to the south of Swan Meadow, Pewsey, Wiltshire, SN9 5DF
Case officer:	Adrian Smith

Recommendations:

	No Comment
	Support
	No objection
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
x	HRA completed/required

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecological Walkover Survey. November 2025. All Ecology
- Biodiversity Net Gain Design Stage Report. April 2026. All Ecology
- Site Plan 231214-02. October 2025. Fowler Architecture and Planning
- Arboricultural Impact Assessment. August 2025. Naturally Trees
- Tree Protection Plan. August 2025. Naturally Trees
- Statutory Biodiversity Metric. July 2025. J Godbeer
- Landscape Plan and Biodiversity Offsite proposals. Earthwise Garden Design Ltd
- Woodland Planting Plan 23/2/4-03. Fowler Architecture and Planning
- Nutrient Assessment and Budget. January 2026. Aqua Callidus
- Nutrient Neutrality Budget for the River Avon SAC

Protected and Notable Species

The Ecological Walkover Survey undertaken did not identify any protected or notable species present on site. The woodland was identified as being a likely foraging/commuting route for bats and impacts from habitat loss and lighting were identified. The proposal is to ensure that habitat remains functionally connected along the southern boundary, as outlined within the Landscape Plan, and a lighting condition was recommended to ensure the boundary features remain dark. No records for dormice exist in close proximity and although the habitat had some potential to support this species, no surveys were undertaken as the size of the site was considered too

small to meet current best practice survey techniques. Reasonable avoidance measures to be implemented during construction have been outlined within the ecology report to ensure a sensitive habitat clearance process in the unlikely event dormice are present. This is welcomed and should be secured by condition.

The woodland on site was not assessed as priority habitat due to the species and composition of the woodland, with many non native species and limited understorey.

In addition, the arboricultural report outlines methods of working which much be adhered to, ensuring protection of the retained trees on site. This should also be secured by condition.

Habitat Regulations Assessment: 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 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 submitted nutrient calculation calculated a total phosphorus budget of 0.48 kg TP/year pre 2030 and 0.31 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

The submitted calculator classifies the current land use as Greenspace which does not align with the definitions, however, altering this to woodland does not change the budget and so is accepted in this instance.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website [Phosphorus and nitrogen mitigation - Wiltshire Council](#).

Ecology officer approval	Document reviewed – 02/06/2026
	Pre 2030 budget - 0.48 kg TP/year
Approval of Nutrient Budget	Budget approved - Yes
	Date - 02/06/2026

Council-issued phosphorus credits are expected to be available; however, to ensure that adequate mitigation is secured and deliverable for this development, the necessary credits must be secured as part of the permission.

Where Council mitigation is secured with the permission, a strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential

development, within sewerage and non-sewerage areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

The applicant has confirmed that they will be securing credits with the permission. The application must not be positively determined until the P-credits have been secured.

In the absence of a legal agreement the mitigation fee and administration charge for the scheme can be paid by a section 111.

The cost of phosphorus credits from the Council's strategic scheme to mitigate the burden would be £ 20,400 (£42500 per 1 kg/TP) plus legal and admin fees.

NEXT STEPS:

- *The case officer will send you the credit screening approval certificate*
- *Once you have received this you can apply directly via this form: [Development Application in the Hampshire Avon Catchment](#)*
- *You will then be emailed directly when credits are available (expected 2 weeks)*
- *There is then the option of securing credits via a Section 111 form which will be sent to you.*

Residential apps within Salisbury Plain Special Protection Area (SPA) 6.4km

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) 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

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 confirming the baseline and predicted post-development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.41 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-	No

site?	
Has any habitat degradation of occurred?	No

The Biodiversity Gain Plan must be accompanied by a completed Biodiversity Metric with the following issues addressed:

- 0.0286Ha of mixed scrub in moderate condition is proposed offsite but is not currently included on the technical drawing (Woodland Planting Plan 23/2/4-03. Fowler Architecture and Planning). The location of this proposed habitat will need to be demonstrated with the submission of the Gain Plan.
- It is unclear whether proposed replacement trees are to be located within the residential curtilages of the proposed development. Any trees within the residential curtilage cannot be secured for the 30 year period and should not be included within the metric, this must be addressed with the submission of the Gain Plan.

Offsite BNG

It is intended that an area of land (Woodland Planting Plan 23/2/4-03. Fowler Architecture and Planning) would be enhanced to achieve a 10% gain. All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#))

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

Conditions:

1. The development will be carried out in strict accordance with the following documents:
 - Arboricultural Impact Assessment. August 2025. Naturally Trees
 - Ecological Walkover Survey. November 2025. All Ecology
 - Tree Protection Plan. August 2025. Naturally Trees
 - Statutory Biodiversity Metric. July 2025. J Godbeer
 - Landscape Plan and Biodiversity Offsite proposals. Earthwise Garden Design Ltd
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REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. All lighting provided on site shall 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.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

3. 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

INFORMTIVES:

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.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 02/06/2026
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