

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	10/06/2026
Application number:	PL/2026/02145
Proposal:	Replacement of existing package treatment plant with replacement in same location.
Site address:	Renshaw Barns, Netton, Salisbury, SP4 6FA
Case officer:	Amy Houldsworth

Recommendations:

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

Thank you for consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography 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:

- PTP Location Plan, UK Map Centre.com, undated
- Otto Graf GmbH PIA certificate

The site comprises a section of land adjacent to three buildings. This application relates to prior approval developments of the conversion of the neighbouring buildings to dwellings – said conversion is proposed to involve the replacement of a septic tank to the west in effort to reduce the nutrient burden of the development. The septic tank replacement is the subject of this current full application.

It is understood that the septic tank has already been replaced by the PTP and therefore this proposal is retrospective in nature. Once permission for the septic tank replacement has been secured, a Regulation 77 application will be needed to address the mitigation required for impacts on a habitats site (River Avon SAC).

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC where developments have the 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 relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since this application does not directly concern the creation of additional overnight accommodation, there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant

impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

The conversion of the associated dwellings to the east will require HRA and, as noted above, this should be addressed via a Regulation 77 application.

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 proposal is for retrospective development. Further, the development would meet the following criteria and is therefore below the de minimis threshold, as the development:

- o 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
- o 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.

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

Ecologist Abi Gazzard	Date 10/06/2026
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