

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	15/06/2026
Application number:	PL/2026/02684
Proposal:	Erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.
Site address:	Land to West of green Lane, Salisbury, SP4 6DX
Case officer:	Sarah Hill

Recommendations:

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

An Appropriate Assessment for impacts on the New Forest and Hampshire Avon Catchment are required once the additional information requested below has been submitted. The application must not be approved until NE have endorsed the AA's.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Protected Species	Habitat Regulations, CP50, NPPF	Bat Surveys to include: Assessment of subterranean building to include inspection where possible, activity surveys and an assessment of overwintering use	

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.

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:

- Block Plan Rev A Lf/p/02. My 2026. Nigel Lilly
- Preliminary Ecological Appraisal. April 2026. Wessex Ecology
- Tree Survey and Arboricultural Impact Assessment. April 2026. Hellis Solutions Ltd
- Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC

Protected and Notable Species

An ecological assessment was conducted at the site. The ecological survey, undertaken in March, identified a number of features suitable of supporting notable and protected species, although none were identified at the time of the survey.

The grassland habitat was assessed as modified with red fescue and oxeye daisy being most prevalent which would be more suggestive of other neutral grassland according to the UK Hab as rye grasses and white clovers were not the most abundant species present and/or absent. Surveys were also undertaken outside of the optimal survey window.

Target note 1 identified a subterranean building with moderate potential to support roosting bats and birds. Further surveys were recommended, the results of which have not been submitted in support of this application. Where possible an internal inspection should also accompany activity surveys and consideration of over-wintering use. The current application contains insufficient information to determine potential impacts on this building. 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.

Habitat clearance appears to have occurred along the northern boundary with the removal of bramble scrub and some trees. It is advised that no additional habitat clearance is undertaken prior to the additional ecology surveys, to ensure disturbance is minimised.

Section 6.4 of the ecology report highlights enhancement opportunities for nesting birds and bats which are welcomed and should 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 0.10kg TP/year pre 2030 and 0.01 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

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 – 15/06/2026
Approval of Nutrient Budget	Pre 2030 budget - 0.10 kg TP/year
	Budget approved - Yes
	Date - 16/06/2026

Council-issued phosphorus credits are expected to be available, however the applicant has not provided information on how the nutrient burden will be mitigated. If the applicant wishes to seek council mitigation, credits must be secured as part of the permission.

Recreation Mitigation Strategy for the New Forest Internationally 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.

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).

CONDITIONS:

To be determined once information requested has been received.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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