

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	01/07/2026
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
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
x	HRA completed/required

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	Yes- 22/06/2026 Applicant photographs and video report

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
- Applicant photos

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. Additional information supplied by the applicant to include photographs and a video of the structure confirm that the subterranean building holds negligible potential to support roosting bats and will remain sealed.

Habitat clearance appears to have occurred along the northern boundary with the removal of bramble scrub and some trees which may have supported nesting birds.

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, 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 sewered and non-sewered 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 administration fee must be paid on the granting of permission, the mitigation fee is payable prior to commencement of development.

The cost of phosphorus credits from the Council's strategic scheme to mitigate the burden would be £4,250.00 (£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.*

[Development Application in the Hampshire Avon Catchment](#)

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:

1. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat and bird boxes, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

2. 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

INFORMATIVES:

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

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 01/07/2026
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