

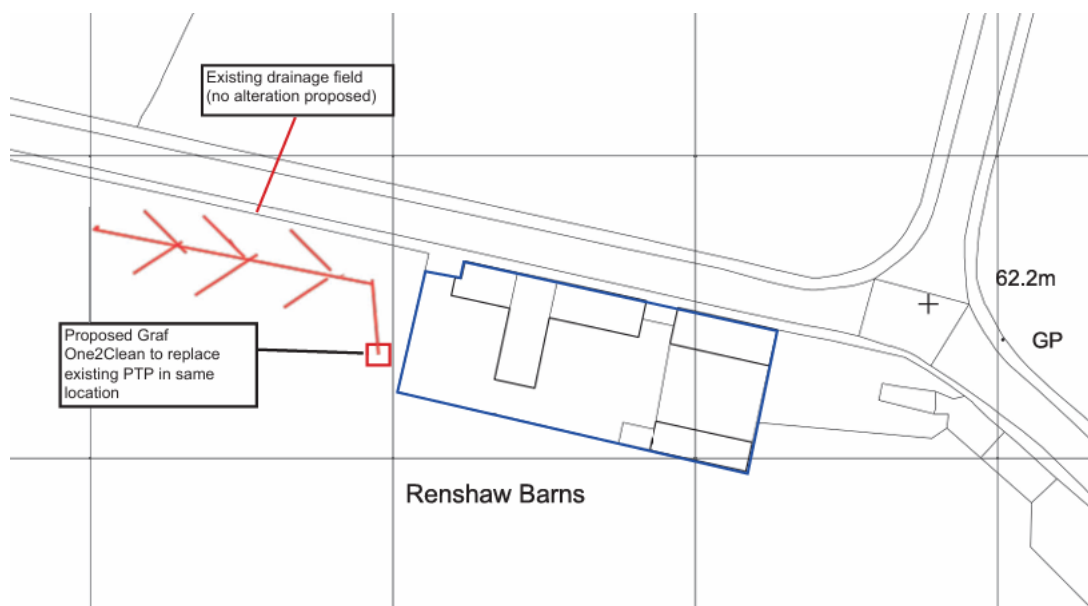
APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02145
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Renshaw Barns, Netton, Salisbury, SP4 6FA
DEVELOPMENT DESCRIPTION:	Replacement of existing package treatment plant with replacement in same location.
RECOMMENDATION:	Approve, with conditions

SITE DESCRIPTION/CONTEXT

The site is situated in the countryside approximately 250 metres to the east of the small hamlet of Upper Woodford; 200 metres to the north west of the small hamlet of Netton; and 1.5 kilometres to the south of the Small Village of Great Durnford, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6 (and identified with a vertical line on PLAN A below). The nearest residential property, Cabbage Cottage, is a Grade II listed building, but is over 100 metres to the east of the site. It is also situated within the catchment of the River Avon Special Area for Conservation (SAC).



PROPOSAL

The site comprises an agricultural field adjacent to three buildings which have recently received prior approval under Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, for their conversion into 3 dwellings. In order to facilitate the conversion works, an existing septic tank within this field to the west of the conversion site needs to be replaced with a more efficient model to reduce the nutrient burden of the adjacent development. The septic tank replacement works have already been undertaken but have been established to require planning permission because they do

not involve works within the residential curtilage of the 3 dwellings; and involve development in a field that is not necessary for agriculture. This application therefore seeks to regularise the septic tank upgrade works. If the septic tank replacement works are found to be acceptable as part of the assessment of this application, a subsequent Regulation 77 application will need to be submitted to and agreed by the Local Planning Authority in order to tie these works to the adjacent residential development and to address the impacts of the adjacent development on a habitats site (River Avon SAC)..

PLANNING HISTORY

Proposal / Summary
S/2002/0746 - Full planning permission Decision - Approve with Conditions Date: 24/6/2002 – REVISION AND ALTERATION OF EXISTING APPROVED SCHEME S/2001/0019 INCLUDING SUBMISSION OF DETAILS
S/2001/0019 - Full planning permission Decision - Approve with Conditions Date: 9/4/2001 – CONVERSION OF EXISTING AGRICULTURAL BUILDINGS TO OFFICES STORAGE AND WORKSHOP
PL/2023/10467 - Prior Approval Part 3, Class MA - Change of Use of a commercial unit to residential use (Building 3) APPROVED
PL/2023/10595 - Prior Approval Part 3, Class MA - Change of Use of a commercial unit to residential use (Building 1) APPROVED
PL/2025/04561 - Full planning permission Decision - Approve with Conditions Date: 17/9/2025 – Change of use of buildings to form a single residential dwellinghouse, annexe and games room.
PL/2025/08660 - Prior Approval Part 3, Class MA - Change of Use of a commercial unit to residential use (Building 2) APPROVED
PL/2025/08667 - Application under Section 77 of the Conservation of Habitats and Species Regulations (2017) for the phosphorus mitigation associated with the approved prior approvals for the change of use at Renshaw Barns of commercial units to residential - WITHDRAWN

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015); the saved policies in the Salisbury District Local Plan (SDLP); and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 4 Amesbury Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 69 River Avon SAC

Saved Salisbury District Local Plan (SDLP) policies, regarding:

- Policy C6 Special Landscape Area,

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)

CONSULTATION RESPONSES

WC Ecology: No objection and provided the following information:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

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:

- *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*
- *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).*

Environment Agency: No comment

Drainage: No comment

Parish/Town Council: None received

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

None received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.

- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The PTP works that have been undertaken are located outside of the red line boundary of Renshaw Barns and therefore are located within designated countryside. Whilst the works are not essential for the purposes of agriculture, the replacement PTP is a necessary requirement to enable mitigation in relation to the MA Class MA prior approval for three dwellings on the adjacent site and therefore although not a feature associated with an agricultural use, there is considered to be justification for the PTP works on this site.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

Due to the nature of a PTP, the works do not result in any visual impact as much of the works have occurred underground and then have been covered up. Therefore, the overall character and appearance of the area is unaffected by the development.

In addition, the proposals do not involve a change of use of the field, the approval of this scheme would not extend the residential curtilages of the adjacent residential conversions into

this field, despite the PTP works being justified in association with the adjacent development. The site would therefore remain in agricultural use.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Due to the location of the development in relation to any neighbouring properties and the nature of the works the development is not considered to pose any adverse effects upon any residential amenities.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

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.

The Council's Ecologist was consulted on the proposal and raised no objections confirming that the PTP does not have any significant impacts upon the SAC. In addition, due to the nature, scale and its underground position BNG is not required for the PTP.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Officers note that the PTP works have been undertaken in a field that is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6. However, given the underground nature of the works it is considered that the overall landscape character and setting of this special landscape has been preserved.

CONCLUSION:

The works have not resulted in any visual harm, have not resulted in any adverse effects upon any residential amenities; and have not had any implications for the character of the area. The works would however fulfil the mitigation requirements associated with the adjacent prior approval developments of three properties at Renshaw Barns and therefore the proposals have been found to be necessary and are acceptable.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Graf one2clean performance received 31/03/26
 One2clean leaflet received 31/03/26
 Package Treatment Plan Section A-A received 31/03/26
 Package Treatment Plant Section A received 31/03/26
 Location plan/Existing drainage field received 07/05/26

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE: The applicant is advised that an application under Regulation 77 of the Habitat Regulations will need to be submitted to and agreed by the Local Planning

Authority in order to tie the PTP upgrade hereby approved to the adjacent residential development secured under the Class MA process; and to establish if it has sufficiently mitigated the nutrient burden of the adjacent scheme.

INFORMATIVE: The application states that foul drainage will discharge to a private treatment system. This requires consultation with the EA, see the [EA guidance](#). The applicant can also contact the EA for pre-planning advice at swx.sp@environment-agency.gov.uk.

In addition, the applicant is required to demonstrate that the proposed discharge from the package treatment plant is in full compliance with the General Binding Rules (for discharge to a drainage field) or that an Environmental Permit from the EA has been obtained".

INFORMATIVE: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.