

## Wiltshire Council Planning Consultation Response

### ECOLOGY

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| <b>Officer name:</b>       | Jessica Cracknell                                                                                                                                                                                                                                                                                                                                   |
| <b>Date:</b>               | 18/05/2026 <a href="#">30/06/2026 updated comments</a>                                                                                                                                                                                                                                                                                              |
| <b>Application Number:</b> | PL/2026/01523                                                                                                                                                                                                                                                                                                                                       |
| <b>Proposal:</b>           | Change of use of land and conversion of agricultural building to form 1 bed dwelling (Use Class C3) with associated parking and residential curtilage (revised scheme to the Class Q permission ref: PL/2025/08124). Single storey front extension to new dwelling. Erection of agricultural shed. New Sewage Treatment Plant and associated works. |
| <b>Site Address:</b>       | Vineview Cottage, Tytherley Road, Winterslow, Salisbury, SP5 1PZ                                                                                                                                                                                                                                                                                    |
| <b>Case Officer:</b>       | Georgina Wright                                                                                                                                                                                                                                                                                                                                     |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input checked="" type="checkbox"/> | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input checked="" type="checkbox"/> | HRA requires.                                  |

**An Appropriate Assessment for impacts on the New Forest Protected Sites has been completed and sent to Natural England for their agreement that the HRA can be favourably concluded. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.**

### Further Information Required:

|   | Issue                                                                                                                                                                                                                                     | Policy/Legislative Compliance | Date information requested & Further information required                                                                                                                                                                                | Satisfactorily addressed (Document & Date submitted) |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 1 | <b>River Test Catchment</b><br><i>Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton</i> | NPPF, CP50, Habs Regs         | <b>18/05/2026 30/06/2026</b><br>A completed Natural England Nutrient Neutrality budget Calculator for the River Test Catchment: nutrient neutrality calculators in an unlocked Excel file must be submitted. (see comments in main text) | <b>NO</b>                                            |

|   |                                   |                                                                                                                |                                                                                                                                                                                                                          |                                                                                                                                               |
|---|-----------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|   | <i>Water SPA and Ramsar site.</i> |                                                                                                                |                                                                                                                                                                                                                          |                                                                                                                                               |
| 2 | Biodiversity Net Gain (BNG)       | Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) | <b>18/05/2026</b><br>Submission of statutory metric calculation with the all baseline habitats within the redline boundary, and associated baseline habitat plans and condition assessments. (see comments in main text) | <b>YES 30/06/2026</b><br><ul style="list-style-type: none"> <li>Statement in Support of De Minimis Biodiversity Net Gain Exemption</li> </ul> |

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.**

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- [Nutrient Neutrality Statement](#);
- [Statement in Support of De Minimis Biodiversity Net Gain Exemption](#);
- Bat Report. September 2025. Pro Vision. Ecology 8948. Issue 01;
- The Statutory Biodiversity Metric. 18 March 2026;
- [Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites](#);
- BHYD-6: 6 Population System General Assembly (Tank 1of1). 03 December 2008. Balmoral Tanks. Drawing No. INVD-001 1of1;
- Treatment Performance Results. PIA;
- Percolation Test Report. Geosight;
- Proposed STP & Change of Use (1). 01 January 2026. Drawing Ref. 0996/Pr/05. Rev. B;
- Proposed STP & Change of Use (2). Drawing Ref. 0996/Pr/06. Rev. B;
- Proposed Shed. 01 January 2026. Drawing Ref. 0996/Pr/04. Rev. B;
- Proposed Plan & Elevations. 01 January 2026. Drawing Ref. 0996/Pr/03. Rev. D;
- Site Plan. 03 November 2025. Drawing Ref. 0996/Ex/00. Rev. C;
- Existing Plan & Elevations. 03 November 2025. Drawing Ref. 0996/Pr/02. Rev. C;
- Planning Statement.

#### **Habitat Regulations Assessment (HRA): Mottisfont Bats Special Area of Conservation (SAC)**

The application site is within a consultation zone for Barbastelle bats associated with the Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) 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.

Pro Vision undertook, two dusk emergence surveys during the active bat survey season in 2025. These surveys identified a number of potential roosting features and potential access features within the buildings. The results of the surveys indicate that building A does not support a bat roost and building B contains a day roost for common pipistrelle bats. Building B will be retained within the development proposals. Should the proposals change such that the building with the confirmed bat roost is affected, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

The roof space of Vineview Cottage, Tytherley Road, Winterslow, Salisbury, SP5 1PZ is used as a bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence may be required if any works are to affect the identified roosts before any work is undertaken to implement this planning permission.

The conversion of an agricultural building to form a dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimis. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on local bat populations, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and 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. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

### **New Forest 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.

### **River Test Catchment**

*Solent Protected Sites - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour (SPA) and Ramsar site, Solent and Southampton Water (SPA) and Ramsar site.*

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen 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.

### **Nitrogen budget**

In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required. Natural England has issued guidance and a calculator tool to be used by applicants and this is available here: [Solent: nutrient neutrality calculator - GOV.UK](#)

**The development seeks to achieve nutrient neutrality via a bespoke mitigation scheme. A positive conclusion to the Habitats Regulations Assessment requires certainty that the development proposals will not have an adverse effect on the integrity of the European site. A nitrogen budget has been submitted. The nitrogen budget is NOT in line with Natural England's advice. The following issues must be addressed in the submitted budget:**

- Average occupancy: In the wastewater tab, the average occupancy is entered as 2. This must be corrected to 2.4 persons per dwelling, in line with Natural England's guidance;
- The nutrient budget currently records a total land use area of 0.0 ha, which is not reflective of the application site. The red line boundary clearly identifies a defined site area, previously stated as 0.22ha, and the nutrient calculation must account for the full extent of the development site. All submitted documentation must align, with the same land use area recorded for the total redline boundary.
- The current land use should reflect the appropriate classification in line with guidance on the nutrient neutrality calculator (Using the nutrient neutrality calculators – GOV.UK), I recommend that the baseline land use is amended to 'Lowland Grazing', covering the full site area.
- The proposed land use should reflect the appropriate classification in line with guidance on the nutrient neutrality calculator (Using the nutrient neutrality calculators – GOV.UK), I recommend that the proposed land use is amended to 'Residential Urban Land', covering the full site area. The land use change must be included, even if it is "like-to-like."

**The calculation must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculation must be approved by the council to enable the AA to be undertaken, which must be completed, and the conclusion agreed with Natural England prior to the application being determined.**

Guidance on completing the nitrogen budget is available on our website ([Phosphorus and nitrogen mitigation - Wiltshire Council](#)). This webpage also contains information on the options available for developments to achieve nutrient neutrality.

**Until a mitigation scheme has been agreed, it is unlikely that an Appropriate Assessment for this development could conclude with sufficient certainty that there will be no adverse effects on the Solent SACs and SPAs, alone and in-combination with other plans and projects.**

### **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 development meets the following criteria and is therefore below the de minimis threshold, meaning 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).

*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.

### **Core Policy 50**

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for birds, bats and hedgehogs.

All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features.

**Insufficient information has been submitted. 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. I therefore maintain a holding objection until all the issues listed above have been suitably addressed**

**CONDITIONS: these will be added once the issues above have been addressed**

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

| Ecologist | Date |
|-----------|------|
|           |      |