

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	18/05/2026 30/06/2026 14/08/2026 updated comments
Application Number:	PL/2026/01523
Proposal:	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.
Site Address:	Vineview Cottage, Tytherley Road, Winterslow, Salisbury, SP5 1PZ
Case Officer:	Georgina Wright

Recommendations:

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

An Appropriate Assessment for impacts on the New Forest Protected Sites and the River Test Catchment 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	River Test Catchment <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	18/05/2026 30/06/2026 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)	YES 14/08/2026 - Email PL/2026/01523 - Updated Nutrient Budget Calculator. 06 August 2026; - Nutrient Budget Technical Note; - Nutrient Neutrality Statement; - Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites. Nutrient Budget Calculator

	<i>Water SPA and Ramsar site.</i>			PL202601523 06 Aug 2026.
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)	18/05/2026 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)	YES 30/06/2026 Statement in Support of De Minimis Biodiversity Net Gain Exemption

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:

- Email PL/2026/01523 - Updated Nutrient Budget Calculator. 06 August 2026;
- Nutrient Budget Technical Note;
- 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. Nutrient Budget Calculator PL202601523 06 Aug 2026;
- 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-minimus. 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:~~ **The nitrogen budget is in line with Natural England's advice and it is agreed that the development will result in a nitrogen burden of 0.93 kg/N/yr and mitigation is required.**

Wiltshire Council has a strategic nitrogen mitigation scheme available to applicants located in the River Test catchment in Wiltshire. We can confirm that this option would be applicable for this proposal.

The cost of Nitrogen credits from the Council's strategic scheme to mitigate the burden would be £2,790 (£3000 per 1 kg/N) plus legal and admin fees.

The purchase of nitrogen credits prior to the commencement of development must be secured by planning obligations. Where a Section 106 agreement is not in place, mitigation can alternatively be secured under Section 111. In such cases, the credits must be purchased upon the granting of planning permission by completion of S111 process. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

The AA concludes no adverse effects on the SAC site, subject to the contribution listed above. This AA has been sent to Natural England (14/08/2026) and the application must not be determined until they have agreed with the LPA's conclusion.

Should the developer wish to use the strategic scheme, please contact nutrientscheme@wiltshire.gov.uk for further information. Alternatively, a bespoke scheme of mitigation can be submitted provided this has been agreed with Natural England. Alternative strategic mitigation sites are available in the Solent. The latest information on mitigation options is available on the Partnership for South Hampshire website ([Potential Nutrient Mitigation Schemes - Partnership for South Hampshire](#)).

- ~~• 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.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Nutrient Budget Technical Note. Submitted 07 August 2026;
- Nutrient Neutrality Statement. Submitted 07 August 2026;
- 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. Nutrient Budget Calculator PL202601523 06 Aug 2026;
- BHYD-6: 6 Population System General Assembly (Tank 1of1). 03 December 2008. Balmoral Tanks. Drawing No. INVD-001 1of1;

- 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.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Water Efficiency in River Test Catchment

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

3. New PTP

The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard

4. Construction Method Statement (CMS)

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to bats and known bats roosts and nesting birds.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

5. Ecological Enhancements

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 boxes, bird boxes, and hedgehog hibernacula 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.

6. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Non-mains Drainage

A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality."

Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

Bat Roost

The roof space of Vineview Cottage, Tytherley Road, Winterslow, Sailsbury, SP5 1PZ is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), 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 European Protected Species Licence may be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

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	Date
Jessica Cracknell	14/08/2026