

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	28/08/2026
Application number:	PL/2026/02750
Proposal:	The conversion of a Class Q (Barn conversion to a self-build dwelling with associated works and parking) to full planning permission
Site address:	The Barn Foxley Corner Lydeway Devizes, SN10 3PX
Case officer:	Helena Carney

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	River Avon SAC (Hampshire Catchment) Nutrient Neutrality	Conservation of Habitats and Species Regulations 2017 (as amended); Core Policy 69	28/08/2026 Amendment of Nutrient budget and submission of plans showing mitigation.	NO
2	Base line assessment and mitigation	Core Policy 50, NPPF	28/08/2026 An updated ecological assessment that considers the whole development.	NO

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 consulting Ecology, 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:

- Preliminary Ecological Appraisal by Aware Ecology 02/06/2024 version 1 ref: AE0047/1/1
- Package Treatment Plant - Installation Manual.pdf Document No. Graf-0003 Rev. 2
- Approved Proposed Site Plan.pdf Drawing No. 03 Rev C, Project No. 285, dated 15.12.2024

- Planning Statement by mdp Professional Town Planning Version 3 (13/04/2026)
- GRAF 5PE ONE2CLEAN 3,750L CARAT S Drawing No: 5PE ONE2CLEAN STANDARD DETAIL
- Package Treatment Plant Product Data Sheet.pdf (Graf One2Clean Package Treatment Plant Product Information)

Matters Considered:

Habitats Regulations Assessment (HRA)

Salisbury Plain Special Protection Area (SPA)

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.

A strategic Appropriate Assessment (AA) has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure. The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

In January 2026 Natural England (NE) confirmed that the strategic AA for Salisbury Plain SPA continues to be supported by NE until end of December 2026.

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC and has potential to result in adverse effects alone or in combination with other plans and projects through phosphorus loading associated with wastewater discharge.

A nutrient calculation has been submitted however the following issues were identified:

- The Area (ha) is given as 0.17 in the Current Land-use Tab however the application for states the Site Area is 59.00m² or 0.0059 ha. Council mapping shows the site area 0.13 ha. The site area must be confirmed, and the calculation amend to reflect the actual site area.
- The includes SuDS feature ("Natural soakaways"). To secure this mitigation details of the proposed SuDS feature, including location and specification must be clearly identified on a plan.
- The location and specification of the PTP must be shown on a plan.

The plans and calculation must be amended to address these issues 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

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 will be completed by the Council's

ecology team once the calculation and resulting Phosphorous budget has been agreed. 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 – TBC
Approval of Nutrient Budget	Pre 2030 budget - TBC kg TP/year
	Budget approved - No
	Date - TBC

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.

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 £ [TBC] (£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.*

[If the applicant does not wish to use and secure the council's mitigation as detailed above, please re-consult ecology.](#)

Protected Habitats and Species

The red line boundary shown on Figure 2 of the Preliminary Ecological Appraisal does not include the entire application boundary as shown on the Site Location Plan and Approved Site Plan. As a result, the PEA only considers the barn conversion and does not assess the whole

impact on the development most notably the car parking spaces, access road and passing point which may support habitat and features suitable for protected and notable species.

An impact assessment of the whole site including site walkover must be carried out and submitted to the LPA for review. The plans must be updated to reflect any changes in the findings and recommendations of the updated assessment.

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 condition is not considered to apply to this application because 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).

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.

DRAFT CONDITIONS: These will be added once the issues above have been addressed

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

- Preliminary Ecological Appraisal by Aware Ecology 02/06/2024 version 1 ref: AE0047/1/1 (to be updated)
- Nutrient mitigation strategy TBC

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

3. Construction Method Statement

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.

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

4. 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.

Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE: 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.

Final sign off – all matters addressed:

Ecologist	Date
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