

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows, Senior Ecologist
Date:	08/09/2026
Application No:	PL/2026/03525
Proposal:	Erection of one dwelling, access, landscaping and associated works.
Site Address:	Land at Meadow View, Winterbourne Stoke, Salisbury
Case Officer:	Hayley Clark

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☐	Condition (no objection subject to conditions)
☒	Objection - further information required
☐	Objection in principle
☒	HRA required. River Avon SAC: Hampshire catchment

Appropriate Assessment with a positive conclusion must be sent to Natural England, who must agree the conclusion (within 21 days) prior to this application being permitted.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	River Avon SAC: Hampshire catchment	CP50, Habitats Regulations (2017)	Plan showing the location and specification of the PTP (Graf One2Clean System).	

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.

Information considered:

- Natural England Nutrient Neutrality budget calculator for the River Avon SAC, submitted 3 June 2026.
- Nutrient Statement. (Holbury Consultancy Service, 1st April 2026).
- Roof Plan. Drawing No. 1600-03. (AD Draughting Architectural Services, 26/07/2026).
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC. (submitted June 3 2026).
- Land at Winterbourne Stoke. Preliminary Ecological Appraisal. (Pro Vision, February 2026).

COMMENTS:

Habitats Regulation Assessment (HRA)

Salisbury Plain Special Protected 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.

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 (Natural England Nutrient Neutrality budget calculator for the River Avon SAC, submitted 3 June 2026) calculated a total phosphorus budget/ Phosphorous Mitigation Requirement of 0.38 kg TP/year. The budget has been approved by Wiltshire Council.

This budget requires the instillation of a Graf One2Clean System within the red line application boundary. To secure this mitigation a plan showing the location and specification of this PTP must be submitted to and approved by the LPA prior to approval of the development.

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 – Natural England Nutrient Neutrality budget calculator for the River Avon SAC, submitted 3 June 2026
Approval of Nutrient Budget	Phosphorus budget of 0.38 kg TP/year
	Budget approved - Yes
	Date – 08/092026

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.

However, the submitted Nutrient Statement states that the phosphorous mitigation requirement will be delivered via a bespoke scheme (septic tank replacement at Manor House Winterbourne Stoke) therefore the council's strategic AA can't be relied upon. In principal septic tank replacements is an acceptable method of mitigation however all bespoke nutrient mitigation schemes must be approved by Natural England ([Charged environmental advice service request form - GOV.UK](#)) and the LPA prior to the commencement of development. Please contact the ecologychargeableservice@wiltshire.gov.uk to request further information regarding LPA approval.

Where an applicant chooses to progress without securing mitigation at permission stage, nutrient neutrality must be secured, before any development can lawfully commence, via a planning obligation (UU or S106 agreement).

If the applicant elects to pursue this route, it should be noted that the planning permission will neither secure bespoke mitigation nor reserve any Council phosphorus credits. Consequently, there remains a risk that adequate mitigation may not be available, which could prevent the development from lawfully commencing.

Draft Legal agreement requirements:

- **To secure mitigation ensuring the development complies with the Habitats Regulations (2017) by avoiding significant adverse impacts on the River Avon Special Area of Conservation (SAC): Hampshire Catchment.**
- **Provide to the LPA details of the Mitigation Scheme that has been approved by the LPA and Natural England and will deliver the Phosphorous Mitigation Requirement of 0.38 kg TP/year prior to commencement of the development.**
- **Not to occupy the development until the Phosphorous Mitigation Requirement of 0.38 kg TP/year has been delivered via the approved Mitigation Scheme.**

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).
- this is an approval of reserved matters and the application for outline planning permission was made before 12 February 2024.

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:

The following, or similarly worded, conditions are recommended:

COMPLIANCE WITH SUBMITTED DOCUMENTS

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

- Mitigation and enhancement measures as recommended in Section 5 of Land at Winterbourne Stoke. Preliminary Ecological Appraisal. (Pro Vision, February 2026).

- Plan showing location of PTP [REF TBC].

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

Water Efficiency

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

New Package Treatment Plant

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: 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

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

Ecologist	Date