

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 17/09/2026

Application No: PL/2026/03006

Proposal: Erection of a four-bedroom detached dwellinghouse with detached double garage and associated works including landscaping, boundary treatment, parking, drainage and renewable energy installations.

Site Address: Land adjacent to no 35 Beaulieu Road, Amesbury, Salisbury, SP4 7PD

Case Officer: Hayley Clark

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☒	HRA for the River Avon (Hampshire Catchment) and Salisbury Plain SPA.
☐	Bespoke AA completed for the River Avon SAC and Natural England Consulted (17/09/2026).

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.				

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.**

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Habitat Regulations Assessment: 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 (AA) 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 applicant has elected to use the Grampian Condition, i.e. no mitigation has been secured under this permission. 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 (Grampian condition or legal 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.

A bespoke AA must therefore be prepared and sent to Natural England (NE) and the application must not be determined until NE have endorsed the AA.

The submitted nutrient calculation (Nutrient_Calculator_River_Avon_SAC_Rev_A_dated 14_09_26) calculated a total phosphorus budget of 0.11 kg TP/year pre 2030 and 0.02kg TP/year post 2030. The budget has been approved by Wiltshire Council as summarised in Table 1 below.

A Council-led scheme of phosphorus credits may also be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available; the development lies within a sub-catchment (Mid Avon Woodfords) where the Council currently has mitigation credits, but they limited.

A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme, should the applicant choose this route. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate must be issued by the case officer once all other issues have been resolved.

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](#).

Table 1: Budget Approval Details

Ecology officer approval	Mary Holmes
	Document reviewed
Approval of Nutrient Budget	Pre 2030 budget - 0.11kg TP/year
	Budget approved - Yes
	Date - 15/09/2026

Please note: the larger pre 2030 precautionary budget figure must be used as detailed in the Table above.

Salisbury Plain Special Protection Area Habitat Regulations Assessment

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.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed Small Sites Metric calculation (completed by Ceri Griffiths on 7 May 2025) confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.029 Habitat units
	0 Hedgerow units
	0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Please note: No Habitat Management and Monitoring Plan (HMMP) will be required for this application.

CONDITIONS

ECO. 1

Grampian Condition

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

INFORMATIVE

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

ECO. 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.

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

INFORMATIVE: PROTECTED SPECIES

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.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	17/09/2016