

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	24/09/2026
Application Number:	PL/2026/04603
Proposal:	Variation of Condition 2 (Approved Plans) and Condition 15 (Relating to Obscure Glazing); Removal of Condition 14 (Relating to Window Openings) of planning application PL/2022/06171. (Resubmission of PL/2025/02964)
Site Address:	Castle View Care Centre, 8 Old Castle Road, Salisbury, SP1 3SF
Case Officer:	Hayley Clark

Recommendations:

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

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:

- Natural England Nutrient Neutrality budget calculator for the River Avon SAC;
- RE: Castle View Care Centre, 8 Old Castle Road, Salisbury, SP1 3SF. 21 July 2026. Spruce Town Planning. Ref. 1733;
- Second Floor Plan Proposed. 20 July 2022. The Relph Ross Partnership Ltd. Drawing No. 17/3082/204 F;
- First Floor Plan Proposed. 20 July 2022. The Relph Ross Partnership Ltd. Drawing No. 17/3082/203 G;
- Location Plan. 05 June 2019. The Relph Ross Partnership Ltd. Drawing No. 17/3082/LOC1 A.

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 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 calculated a total phosphorus budget of 0.1 kg TP/year pre 2030 and 0.02 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

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 – 24/09/2026
Approval of Nutrient Budget	Pre 2030 budget - 0.1 kg TP/year
	Budget approved - Yes
	Date - 24/09/2026

Council-issued phosphorus credits are expected to be available; however, to ensure that adequate mitigation is secured and deliverable for this development, the necessary credits must be secured as part of the permission.

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.

The applicant has confirmed that they will be securing credits with the permission. The application must not be positively determined until the P-credits have been secured.

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 £4,250 (£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.*

New Forest Protected Sites

The proposed development site lies within the 15km 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. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). Given the nature of the development and the location within the 15km zone of influence, resulting impacts would be *de minimis*. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site and the proposal is screened out of Appropriate 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 planning condition is not considered to apply to this application as the application was made under section 73 of the Town and Country Planning Act 1990 and the original planning permission to which the section 73 planning permission relates was granted 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.

CONDITIONS:

1. Compliance with submitted documents

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

- Natural England Nutrient Neutrality budget calculator for the River Avon SAC.

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

2. Water Efficiency in Hampshire Avon 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

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	24/09/2026