

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	29/09/2026
Application number:	PL/2026/01813
Proposal:	Retrospective change of use of outbuilding to short-term holiday let studio. Retention of artistic installation to chimney pot
Site address:	45 High Street, Pewsey, SN9 5AF
Case officer:	Lucy Rutter-Dowd

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	River Avon SAC	CP50, NPPF, Habs Regs	29/09/2026 -PTP specification and location shown on plan -Nutrient calculators in unlocked Excel spreadsheets	

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, aerial photography 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:

- Planning Statement, RS Hughes Planning, March 2026
- Nutrient Statement, Holbury, May 2026
- Design and Access Statement, unauthored, undated
- Existing and Proposed North West Elevations, Smith Associates, Marh 2026
- Existing and Proposed South East Elevations, Smith Associates, February 2026
- Existing and Proposed North East Elevations, Smith Associates, February 2026
- Existing and Proposed South West Elevations, Smith Associates, February 2026
- Block Plan, Smith Associates, March 2026

The site comprises an existing bungalow and attached studio. This application seeks retrospective permission for the change of use of the outbuilding to a holiday let, and the retention of a chimney installation.

COMMENTS:

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

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 2026 strategic AA for Salisbury Plain SPA continues to be supported by NE.

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. Whilst this development is retrospective, it concerns a net addition of overnight accommodation (overnight tourism/holiday let) and therefore there will have been an increase in nutrient output. 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.

A nutrient statement has been provided. The statement outlines that the existing septic tank will be replaced with a PTP which will offset the nutrient burden of the development (i.e., offset the nutrient load generated by the increase in tourism/overnight accommodation). In principle, this is acceptable, but the following must be addressed to enable full review of the scheme:

- The location and specification of the PTP need to be shown on the plans
- The completed phosphorus nutrient budget calculators (in unlocked Excel spreadsheets) must be submitted. These should include the individual spreadsheets for values from the existing septic tank serving (1) the bungalow and (2) the holiday let, and (3) the proposed PTP serving the holiday let.

Protected species

This application is retrospective in nature and involves no physical works, bar the previous installation of the chimney feature, which would have been unlikely to adversely impact protected fauna. As such, there are no concerns related to protected species within or close to the site.

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 proposal is for retrospective development, i.e. the

planning application relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

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.

IN SUMMARY: The information outlined above must be submitted and reviewed by the LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issue listed above has been suitably addressed.

CONDITIONS: wording to be provided once above issue addressed.

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

Ecologist	Date
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