

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                      |
|----------------------------|----------------------------------------------------------------------|
| <b>Officer name:</b>       | Abi Gazzard                                                          |
| <b>Date:</b>               | 30/09/2026                                                           |
| <b>Application number:</b> | PL/2026/03038                                                        |
| <b>Proposal:</b>           | Proposed erection of 2 No. dwellings (Class C3) and associated works |
| <b>Site address:</b>       | Land off Pigott Close, Netheravon, Salisbury, SP4 9QF                |
| <b>Case officer:</b>       | Adrian Smith                                                         |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input checked="" type="checkbox"/> | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input checked="" type="checkbox"/> | HRA required                                   |

### Further Information Required:

|     | Issue                 | Policy/Legislative Compliance | Date information requested & Further information required                                                                   | Satisfactorily addressed (Document & Date) |
|-----|-----------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| (a) | Phosphorus neutrality | Habitat Regs                  | <b>30/09/2026</b><br>-Updated budget with SuDS removed<br>-Confirmation of desired mitigation route (e.g., council credits) |                                            |

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:

- Proposed Site Plan, Ian Sullivan Architecture Ltd, February 2026
- Proposed Floor Plans & Elevations, Ian Sullivan Architecture Ltd, February 2026
- Natural England Nutrient Neutrality budget calculator for the River Avon SAC
- Preliminary Ecological Appraisal, BlueJay Ecology Ltd, April 2026
- Biodiversity Net Gain Assessment, BlueJay Ecology Ltd, April 2026
- Statutory Biodiversity Metric, Jay Allen, April 2026

The site comprises a plot of scrub, road verge and scattered trees, where it is proposed to construct two dwellings. The site is neighboured by houses to the north, east and southeast; to

the west is an agricultural field. A similar scheme for semi-detached dwellings was previously approved (PL/2022/05819).

#### **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. 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.

Thank you for providing a nutrient budget. However, the following issue was identified:

- The SuDS (in the SuDS tab) do not appear to represent a betterment of the current scenario, and should be removed from the nutrient calculator. Surface water already infiltrates into the soil via the existing habitats. Post-development, there will be greater areas of hardstanding, and less permeable surfaces for surface water to infiltrate into the soil. This is a continuation – or potentially a worsening – of the current situation, rather than a nutrient benefit from development by the incorporation of SuDS.

The calculation must be amended to address the above issue, or suitable justification provided, 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.

Please can the applicant also confirm whether they wish to secure credits at determination (therefore the council's strategic Appropriate Assessment would be applicable), or post-determination (requiring bespoke AA).

Guidance on completing the phosphorus budget is available on our website ([Phosphorus and nitrogen mitigation - Wiltshire Council](#)). This webpage also contains information on the options available for developments to achieve nutrient neutrality.

##### **Protected species**

A walkover survey was conducted in March 2026. The ecology report states that the habitats on site could be used by nesting birds. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. Structures or vegetation capable of supporting breeding birds should be checked prior to commencement, and any removal or altering of such features should be delayed until after young birds have fledged.

The buildings on site comprise two sheds (primarily formed of corrugated iron) that are open to the elements and unsuitable for use by roosting bats. The site offers limited foraging potential, limited by artificial street and residential lighting.

The site is of low suitability for use by reptiles and amphibians, offering poor connectivity to other suitable habitats. The risk posed to these taxa is considered to be minimal, though suitable precautions should be implemented, as detailed within Section 4 of the ecology report – this mitigation should be secured via a compliance condition.

In line with the NPPF and CP50, the ecology report recommends a number of enhancements, such as integrated bat and bird boxes, and hedgehog nest boxes. The specifications and locations of ecological enhancements should be secured via planning condition.

### **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 statutory metric calculation, condition assessments and maps (Biodiversity Net Gain Assessment, BlueJay Ecology Ltd, April 2026; Statutory Biodiversity Metric, Jay Allen, April 2026) supporting the baseline and predicted post-development biodiversity units of the site have been submitted. The estimated pre-development (baseline) situation is summarised below:

|                                                               |                        |
|---------------------------------------------------------------|------------------------|
| On-site pre-development (baseline) biodiversity value         | 0.37 Habitat units     |
|                                                               | 0.00 Hedgerow units    |
|                                                               | 0.00 Watercourse units |
| Are there any <a href="#">irreplaceable</a> habitats on-site? | No                     |
| Has any habitat <a href="#">degradation</a> occurred?         | No                     |

Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

The submitted metric indicates 0.31 biodiversity units are required to meet the 10% BNG requirement and that on-site BNG is not achievable. All land located outside the redline application boundary of the development site is considered off-site. All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site, and/or allocate off-site gains to your development (e.g., through the purchase of biodiversity units) can be found here: [Make off-site biodiversity gains as a developer - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged, all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

### **DRAFT CONDITIONS: (as well as any necessary phosphorus mitigation)**

#### **1. Compliance with submitted documents**

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

- Section 4 (recommendations) of Preliminary Ecological Appraisal, BlueJay Ecology Ltd, April 2026

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

## **2. Enhancements for Biodiversity**

Prior to the commencement of any works, details of the number, design and locations of ecological enhancement features – such as integrated bird and bat boxes, and hedgehog nest boxes – shall be submitted to the local authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

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

|                                 |             |
|---------------------------------|-------------|
| <b>Ecologist</b><br>Abi Gazzard | <b>Date</b> |
|---------------------------------|-------------|