

SALISBURY DISTRICT COUNCIL RECORD OF LIKELY SIGNIFICANT EFFECTS ON EUROPEAN SITES

This is a record of the judgement of Salisbury District Council required by Regulation 48 of the Habitats Regulations 1994 as to the “likely significant effect”, if any, of a proposed development on one or more European protected sites.

PART A: BACKGROUND INFORMATION	
Application reference	Regional Distribution Centre, Solstice Park, Porton Road, Amesbury, (S/2009/0794)
Purpose of the development	The development is for social and economic reasons. None of the proposals are directly connected with, or necessary to the nature conservation management of a European Site.
National Grid Reference (site centre)	4172 1408
Brief description of the development	<p>The total land take for the application site is 27 hectares which is currently allocated for development as part of Solstice Park. Two regional distribution centre buildings are proposed together with ancillary 3 storey offices, lorry hard standings, access roads, car parking, servicing and landscaping.</p> <p>Surface water drainage will be to soakaways.</p> <p>Increase in traffic volume against existing levels is predicted to be about 3%</p>
European Sites that could be affected by the proposals	<ol style="list-style-type: none"> 1. Salisbury Plain SAC 2. Salisbury Plain SPA 3. River Avon SAC
List of European Site interest features	<p><u>Salisbury Plain SAC</u></p> <ol style="list-style-type: none"> 1. <i>Juniperus communis</i> formations on heaths or calcareous grasslands 2. Semi-natural dry grasslands and scrub facies: on calcareous substrates (<i>Festuco-Brometalia</i>) 3. Semi-dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>) (important orchid sites) * priority feature 4. Marsh fritillary butterfly (<i>Eurodryas aurinia</i>) <p><u>Salisbury Plain SPA</u></p> <ol style="list-style-type: none"> 5. Stone curlew (<i>Burhinus oedicephalus</i>) 6. Hen harrier (<i>Circus cyaneus</i>) 7. Quail (<i>Coturnix coturnix</i>) 8. Hobby (<i>Falco subbuteo</i>) <p><u>River Avon SAC</u></p> <ol style="list-style-type: none"> 9. Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche batrachion</i> vegetation 10. Atlantic salmon (<i>Salmo salar</i>) 11. Bullhead (<i>Cottus gobio</i>)

	12. Brook lamprey (<i>Lampetra planeri</i>) 13. Sea lamprey (<i>Petromyzon marinus</i>) 14. Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>)
Details of projects and plans which may have in-combination effects	<u>South Wiltshire Core Strategy (Pre-submission draft) April 2009</u> This proposes the quantum of residential and employment development for the next 20 years together with the main strategic locations for south Wiltshire. The Habitats Regulations Assessment Report (July 2009) assesses impacts of the strategy on European Sites. Of relevance to the Solstice Park HRA is that document's assessment of the effects of water abstraction on the River Avon, effects of increased treated waste water discharges on the River Avon, and the effect of air pollution on the Salisbury plain SPA/SAC

PART B: ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS	
What potential hazards are likely to affect the interest features?	
Features of Salisbury Plain SAC	No direct loss of habitat. No indirect impacts e.g. through alterations in land management. The Regional Spatial Strategy (as reported in the South Wilts Core Strategy HRA) identified that critical loads for atmospheric pollutants were not likely to be exceeded at Salisbury Plain despite the fact at some of it falls within 200m of the A303.
Features of Salisbury Plain SPA	No direct loss of breeding/foraging habitat and bird strikes unlikely No indirect effects through increased traffic and noise, light spill or visual intrusion (building mass) leading to a reduction in the area suitable for breeding, feeding, roosting
Features of River Avon SAC	See Part C of this assessment (Assessment of likely significant effects in the River Avon using proforma from River Avon SAC Procedure)
Is the potential scale or magnitude of any effect likely to be significant:-	
a) Alone?	Nature England letters dated 30 January 2006 and 26 June 2009 indicate it does not consider it likely that this development will have significant effects alone on any interest features.
b) In combination with other plans or projects as listed above?	Nature England letters dated 30 January 2006 and 26 June 2009 indicate it does not consider it likely that this development will have significant effects in combination with other plans and projects.
Is there a likely significant effect?	No
Name of Officer(s) making the assessment	Louisa Kilgallen (Principal Ecologist, Wiltshire Council)
Natural England Comment	No comments requested on this likely significant effects assessment

PART C ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS ON THE RIVER AVON

Potential cause of impact	Comments	Development gives rise to likely significant effects alone? (yes or no)	Is there potential for in-combination effects? (If yes, record details of applications /plans)
1. Red line boundary of the development falls within or immediately next to the SAC	Where the red line boundary falls within SAC, assume there could be likely significant effects.	No	No
2. Discharges may affect water quality of surface water or groundwater during the OPERATIONAL phase of the development	EA is the competent authority for discharge consents. Does its consultation response indicate potential for significant effects? LPA is responsible for risks associated with non-consented discharges e.g. use of detergents, oil storage in agricultural apps.	<p>Surface water to be drained by soakaways. Site conditions (site ground level 60m above water table, absence of local surface water features) mean risk of pollution reaching River Avon SAC is low. Major spill may however reach watercourse unless measures are incorporated into surface water drainage system. EA raised no objection subject to conditions (Letter dated 29 June 2009). (NB. EA requires lifetime of development to be verified by LPA)</p> <p>Condition required for detailed design for surface water drainage. Condition required for interceptors for petrochemicals.</p> <p>Increase in road traffic on A303 will be less than 5% of existing. A303 drained by soakaway ditches which occasionally flow, presumably into the River Avon. Proportional increase in pollution load low and therefore not anticipated to affect SAC features.</p>	Natural England (letters dated 26 June 2009 and 30 January 2008) state proposals alone or in combination would not impact upon features of River Avon SAC.

		Total petrochemical loadings not currently identified to be influencing SAC features.	
3. Changes in river water quality because development not linked to main sewer or package plant is unacceptable	Ensure applications comply with river water quality policies in LDF. EA is responsible for consenting sewage arrangements for developments not on mains drainage. Does their consultation response indicate potential for significant effects?	Development will be on mains drainage	No
4. Existing sewage infrastructure unable to accommodate additional demand for effluent treatment within existing consents	Ensure applications comply with river water quality policies in LDF. Do consultation responses from EA and water companies indicate potential significant effects?	Wessex Water indicates sufficient capacity to treat additional effluent (letter dated 17 July 09).	The Habitats regulations Assessment Report for the South Wilts Core Strategy (Proposed submission draft July 2009) explains that current river phosphate levels will not increase as a result of future development due to improvements currently being carried out at sewage treatment works (Section 4.11). The EA considers the improvements will be sufficient to meet its obligations under the Habitats Directive. Natural England identifies that there is still uncertainty surrounding other sources of phosphate into the river and therefore that further research is needed into these. Consequently the South Wilts Core Strategy identifies a need for developers' contributions to fund a Phosphate Management plan to understand other sources of phosphates and fund an overall mitigation strategy (SWCS section 14.2).
5. Water demand of the	Ensure applications comply with	Wessex Water indicates sufficient	The Habitats Regulations

development is inconsistent with that predicted in spatial plans	water conservation policies in the local plan/LDF. Do consultation responses from EA and water companies indicate potential significant effects?	capacity (17/07/09) EA advises including a condition for water efficiency. Core policy 19 of the South Wilts Core Strategy (Pre-submission draft April 2009) states that non-residential development will be required to incorporate water efficiency measures to the satisfaction of the LPA	Assessment report for the South Wilts Core Strategy (proposed submission draft, July 2009) states that Wessex Water's draft Water Resources Management Plan includes adequate measures to ensure no adverse effects associated with growth proposed in the Core Strategy. Core policy 19 is a necessary back up to support this.
6. Red line boundary includes or lies next to swampy vegetation even if swampy vegetation lies outside the SAC boundary	Swampy vegetation is habitat for Desmoulins whorl snail. This species requires damp soil conditions mainly found in flood zone 3. Impacts could arise with COU from pasture to horse paddocks or alterations to drainage.	No swampy vegetation affected	No
7. Reduction in floodplain with consequential effects for the river's flow regime	This will only be significant for the largest applications and should have been assessed in DPDs. Check application is consistent with DPD HRA	Development lies within Flood zone 1 therefore no loss of the functional floodplain	No
8. Changes to existing surface water hydrology e.g. large increase in area of hardstanding, changes to outfalls etc	EA is responsible for issuing relevant consents. Does their consultation response indicate potential for significant effects? Risks associated with minor and householder developments are not likely to be significant.	No changes to outfalls into River Avon. Surface water to be discharged to soakaways. No impacts on patterns of groundwater flow expected	No
9. Alterations to groundwater flows (caused for example by deep excavations, piling or water abstraction)	EA responsible for consents within 8m of watercourse and consents for abstraction. Does their consultation response indicate potential for significant effects? LPA to consider apps beyond 8m from river. Risks associated with	Groundwater 60m below site level therefore no impacts likely.	No

	minor or household apps beyond 8m not likely to be significant.		
10. Disturbance to SAC features from increased noise (e.g. recreational use), vibration, light, temperature (e.g. increased temperature caused by removing trees from river edge)	Risks associated with minor or household applications not likely to be significant. However, removal of trees from river edge or bank top may be significant.	Application at least 1.1m away from river Avon. Impacts not likely.	No
11. Adverse impacts during the CONSTRUCTION phase e.g. surface run-off, solid debris falling into river, damage to banks, water abstraction, soil disturbance encouraging the spread of invasive non-native plants	All apps within 20m of the River Avon SAC to provide a construction method statement. Apps within 20m of <u>any tributary</u> leading into the River Avon SAC to sign up to a standing construction method statement provided by Salisbury DC	Potential risk to ground water from persistent minor spills or major spills as discussed in developers "Control of Pollution during Construction Report (June 2009). Condition required to ensure report is adhered to.	All works within 20m of River Avon which require planning permission are obliged to adhere to a construction method statement. No other sources of pollution identified which would have in-combination effects with Solstice Park development.
12. Overall in-combination impacts from any of the above			None – note Natural England response (letters dated 26 June 2009 and 30 January 2008)

APPENDIX 4: River Avon SAC guidance

RECORD OF HABITATS REGULATIONS GUIDANCE

APPLICATION REF...S/2009/0794.....DATE.....9 Sept 2009.....

TITLE OF PROJECTSolstice Park, Regional Distribution Centre.....

NAME OF EUROPEAN SITE(S) River Avon SAC, Salisbury Plain SAC, Salisbury Plain SPA

This is a record of the judgment made by Wiltshire Council as required by Regulation 48 of the Habitats Regulations 1994 following appropriate assessment of the above project.

The assessment and mitigation proposals submitted with the project have been considered, and it is ascertained that:

- a) The project as proposed alone would / would not* have a significant effect on the site.
- b) The project as proposed, in combination with other plans/ projects, would / would not* have a significant effect on the site.
- c) Taking the above into account, a further appropriate assessment has / has not* been undertaken
- d) Natural England has / has not* been consulted in relation to the further appropriate assessment.
- e) Natural England has / has not* confirmed that the development will not lead to a loss of site integrity
- f) Conditions and / or obligations will / will not* be used to secure mitigation to protect the special interests

* Underline as appropriate

COMPLETED BY:

Wiltshire Council Officer (name)...Louisa Kilgallen (Signature).....

AUTHORISED BY:

Wiltshire Council Manager

(name).....(Signature).....

FOR AND ON BEHALF OF WILTSHIRE COUNCIL