Wiltshire Council

NEW FOREST PROTECTED SITES

Recreational Impacts Mitigation Contribution for the ZONE OF INFLUENCE: 0KM TO 13.8KM

And

RIVER AVON SPECIAL AREA OF CONSERVATION

Phosphorus Neutrality Mitigation Contribution for the RIVER AVON SPECIAL AREA OF CONSERVATION CATCHMENT

AGREEMENT UNDER S.111 of LOCAL GOVERNMENT ACT 1972

Please submit a signed copy of this agreement with your planning application or on request from the Council. Failure to do so could delay the determination of your planning application or discharge of condition.

Guidance notes for this agreement are available on the Council's website and should be referred to before completing the form below.

To Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8 JQ

1. Application Details

Date	19/2/25
Application reference number: (if known)	PL/2023/09526
Address of property	15 OATMEAL ROW SALISBURY/ WILTS

Description of development	CONVERSION OF COMMERCIAL STORAGE INTO STUDIO FLAT
Full Name(s) of applicant(s) (add contact name if applicant is an organisation)	NEIL FOREST ARLINGTON LIMITED
Correspondence address of applicant	1A MILL LANE WIMBORNE DORSET BH21 1JQ
Number of new residential / holiday units within the 13.8km zone of influence £600/unit	
Recreational Impacts Mitigation Contribution [Number of units x £600	ONE UNIT 1 x £600
Amount of Phosphorus Burden for Mitigation (kg/TP/yr) within the River Avon Catchment	0.1044 TP/yr
Phosphorus Neutrality Mitigation Contribution [Number of kg/TP/yr x £38,500 Capital Code CM099	£3,850
Phosphorus Neutrality Mitigation Administration Fee 5% of Phosphorus Neutrality Mitigation Contribution	
Section 111 Legal Fee	£192.50
Total fee	£4,042.50

2. Applicant's agreement

2.1 I hereby acknowledge and agree that:

2.1.1 I will pay the Recreational Impacts Mitigation Contribution towards the delivery of the mitigation measures set out in the New Forest Strategic Access Management and Monitoring Strategy 2023. Report by Footprint Ecology, 17th October 2023. Version: Final on receipt of the relevant invoice and prior to determination of the Application or discharge of condition.

2.1.2 I have read the New Forest Strategic Access Management and Monitoring Strategy *(October 2023 as may be amended from time to time)* and I am making this payment as contribution to mitigation of the significant effect of the development set out in the Application on the New Forest Protected Sites (New Forest Special Area of Conservation, Special Protection Area and Ramsar site) as referred to by the Strategy.

2.1.3 I will pay the Phosphorus Neutrality Mitigation Contribution, Phosphorus Neutrality administration fee and the section 111 administration fee towards the delivery of the mitigation measures set out in Phosphorus Mitigation Strategy for the River Avon Special Area of Conservation 2024on receipt of the relevant invoice and prior to determination of the Application.

2.1.4 I have read the Phosphorus Mitigation Strategy for the River Avon Special Area of Conservation 2024 *June 2024 as may be amended from time to time)* and I am making this payment as contribution to mitigation of the significant effect of the development set out in the Application on the River Avon Special Area of Conservation as referred to by the Strategy.

2.1.5 These contributions have been made pursuant to Conservation of Habitats and Species Regulations 2017 (as amended) and Section 111 of the Local Government Act 1972.

2.1.6 I have been informed of the opportunity to complete a unilateral planning obligation in accordance with Section 106 Town and Country Planning Act 1990 to make the Recreational Impacts Mitigation Contribution and Phosphorus Neutrality Mitigation Contribution when development commences, and I have chosen to make the direct payment as an expeditious alternative to relying on such a unilateral planning obligation.

2.2 I understand that:

2.2.1 No refund of this Recreational Impacts Mitigation Contribution or Phosphorus Neutrality Mitigation Contribution will be made unless the Application does not receive approval (whether or not with conditions) or is withdrawn.

2.2.2 In respect of any refund including where the Application is withdrawn, I acknowledge that:

2.2.2.1 The total amount refunded will be the sum of the original Recreational Impacts Mitigation Contribution payment and the sum of the original Phosphorus Neutrality Mitigation Contribution less the administration fee.

2.2.2.2 No interest will accrue to be refunded.

2.2.2.3 No refund will be made until the period for appeal has passed without an appeal being made or an appeal has been dismissed or six months has elapsed since the date of withdrawal.

2.2.2.4 If an appeal against refusal is made and is allowed by the Planning Inspectorate no refund will be made.

2.2.3. Refunds will only be made if a request for a refund is received in writing (sent to cilands106@wiltshire.gov.uk) and made within 12 months of the date of determination of the application (but not before the period set out under 2.2.2.3) or within 12 months of the date of any appeal decision, whichever is the later.

2.2.4 If the planning permission is varied by a section 73 application or amended, then the contribution may be used to cover the *New Forest Strategic Access Management and Monitoring Strategy (October 2023) and River Avon Mitigation Strategy (July 2024)* due for that application.

3. Wiltshire Council's Agreement

3.1 In consideration of the Applicant's agreement, Wiltshire Council will apply the Recreational Impacts Mitigation Contribution in accordance with the New Forest Strategic Access Management and Monitoring Strategy (October 2023, as may be amended from time to time).

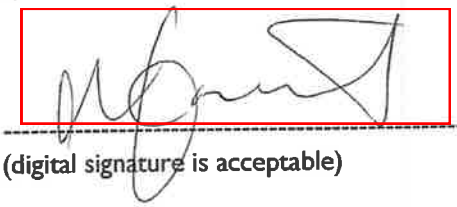
3.2 In consideration of the Applicant's agreement, Wiltshire Council will apply the Phosphorus Neutrality Mitigation Contribution in accordance with the River Avon Mitigation Strategy (June 2024, as may be amended from time to time).

3.2 For the avoidance of doubt, this Agreement does not: (i) constitute advice on the merits of the Application or the viability of the development referred to in the Application, (ii) guarantee that the Application will be successful or that objections or conditions will not be made, or (iii) bind or commit Wiltshire Council in any way in respect of any planning application.

4. General

This legally binding agreement shall be governed by the laws of England and each party submits to the exclusive jurisdiction of the English courts.

Signature of applicant



(digital signature is acceptable)

Application reference number PL/2023/09526

Received on behalf of Wiltshire Council

By Teresa Cain for and on behalf of Perry Holmes, Solicitor to the Council, Wiltshire Council (authorised officer)

Of Legal Services (name of department)

on 23 July 2025 (date)

This receipt signifies the agreement on behalf of Wiltshire Council to this s.111 Agreement.

A copy signed by both the applicant and on behalf of the Council will be sent to the applicant. Please retain the copy for your records as it is an important legal document.