

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows (Senior ecologist)
Date:	16/01/2026
Application No:	PL/2025/08543
Proposal:	Approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage and approval for pursuant to conditions 10, 20 and 22 of PL/2022/09532
Site Address:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire
Case Officer:	Sarah Hill

Recommendations:

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

Appropriate Assessment has been completed and has been sent to Natural England (email 16/01/2026), who must agree the conclusion (within 21 days) prior to this application being permitted.

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.

- Landscape Concept Proposals. Drawing Number: BAR1528-11. (LVIA, September 2025).
- Open Space Plan. Document Ref: 1371 PD125 Rev B. (KSA, 20/10/2025).
- Landscape and Environmental Management Plan. (ECOSA, October 2025).
- Land at Romsey Road, Whiteparish, Wiltshire. Updating Walkover Summary Report. (ECOSA, December 2025).

Please note these comments refer to the RM aspect of the application only. The DOC applications are not relevant to ecology.

Information considered:

The application remains to be for the development 25 dwellings and the open space layout in terms of amount and location appears to be in broad accordance with the Land Use Plan – drawing no. P22-1712_DE_B_10 (December 2022) approved with the parent Outline Planning Permission PL/2022/09532. An update walkover survey confirms the site remains unchanged from previous ecological survey work and therefore the previous recommendations remain relevant.

Habitat Regulations Assessment (HRA)

New Forest protected sites

The proposed development site lies within the 13.8km 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.

Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application. Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: [Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority \(newforestnpa.gov.uk\)](https://www.newforestnpa.gov.uk/research-into-recreational-use-of-the-new-forest-protected-habitats). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.

It will therefore be necessary for developer contributions of £612 per dwelling (plus legal fees) to be paid prior to commencement of development and secured via legal agreement. In the absence of a S106 the fee can be paid by a section 111 agreement. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

These comments assume the SAMM payment will be collected.

The SAMM contributions for this development are £15,300.00 (25 x £612).

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Mottisfont Bat SAC

The development site conditions and layout remains unchanged from the approved outline application PL/2022/09532 therefore the conclusions of the previous HRA remain valid. This concluded that, given the scale and nature of the development combined with the bat survey results and separation of more than 6km between the closest SAC unit, there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus.

Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site.

Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations.

Every permission for new dwellings in the [River Test Catchment Area](#) could result in increased nutrients entering the Solent area ([Guidance dated June 2020](#)) from the increase in waste water and land use change. Accordingly, the Local Planning Authority considers this proposal is likely to lead to significant effects on the European Sites and an Appropriate Assessment (AA) is required.

Schedule 10 of the S106 of the parent application (Ref: Iken 148423) includes the requirement for the Nitrate Mitigation Sum (£207,207.00) for the councils Nitrate Mitigation Scheme (allocation of 2.35 hectares at Roundbarrow Farm Piton) prior to commencement. The AA is made on the basis that the mitigation secured with the parent application (PL/2022/09532) is delivered.

The Appropriate Assessment for parent application that reached no adverse effects on the integrity of the Solent Protected Sites remains valid.

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 for planning permission was made before 12 February 2024.

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

Ecologist	Date
Elizabeth Burrows	16/01/2026