

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	23/01/2026, 27/01/2026
Application number:	PL/2025/09512
Proposal:	Erection of a dwelling with associated works.
Site address:	The Stables at Manor Farm House, East Grimstead, Salisbury, SP5 3RT
Case officer:	Joe Richardson

Recommendations:

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

*The Appropriate Assessment (AA) included in these comments regarding the **New Forest protected sites** must be sent to Natural England (NE) for their consideration. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.*

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
	Nitrogen neutrality	Habs Regs, CP50	23/01/2026 -The location plan of the proposed PTP	26/01/2026 Proposed Block Plan, David Brazier ARB, A-05-303 revision B

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, Atlas Planning Group, November 2025
- Natural England Nutrient Neutrality budget calculator for the Solent Marine Sites
- Product sheet for One2Clean, GRAF
- PIA certificate for One2Clean wastewater treatment tank
- Preliminary Ecological Appraisal, Pro Vision Ecology, November 2025
- Biodiversity Net Gain Assessment, Pro Vision Ecology, November 2025

- Statutory Biodiversity Metric, Jake Purchase, 25/11/2025
- Condition assessment sheets
- [Proposed Block Plan, David Brazier ARB, A-05-303 revision B](#)

The site comprises an area of agricultural land where it is proposed to construct one dwelling. A previous proposal for the construction of one barn in the same location (PL/2025/03227) was approved; the current application proposes a dwelling instead. A new Preliminary Ecological Appraisal has been submitted, though it is noted that an update site visit has not been undertaken since December 2024.

[A location plan for the proposed PTP has been provided. As such, there are no outstanding ecology concerns, and this response assumes that the applicant will be proceeding with the Council's strategic nitrogen credits scheme.](#)

COMMENTS:

River Test catchment

This development falls within the River Test catchment which drains into the Solent. This region is protected by a number of international designations and the proposal has the potential for adverse effects alone or in combination to the Solent designated sites (Solent Maritime SAC, Solent and Southampton Water Special Protection Area (SPA)) with other developments through increased nitrogen in the catchment.

In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required. Natural England has issued guidance and a calculator tool to be used by applicants and this is available here: [Solent: nutrient neutrality calculator - GOV.UK](#).

A nitrogen budget has been submitted. The nitrogen budget indicates that a GRAF One2Clean PTP will be installed, with the details in the budget corresponding with the submitted PIA certificate. ~~However, the location is unclear. The applicant must provide a map showing the location of the PTP.~~

[A location map has now been provided, showing that the PTP will be sited within the redline boundary. No further information is required.](#)

Overall, the budget is in line with Natural England's advice and it is agreed that the development will result in a nitrogen burden of 2.2 kg/N/yr and mitigation is required.

Wiltshire Council has a strategic nitrogen mitigation scheme to available to applicants located in the River Test catchment in Wiltshire.

The cost of Nitrogen credits from the Council's strategic scheme to mitigate the burden would be £6,138 (£2790 per 1 kg/N).

The purchase of nitrogen credits prior to the commencement of development must be secured by planning obligations. Where a Section 106 agreement is not in place, mitigation can alternatively be secured under Section 111. In such cases, the credits must be purchased upon the granting of planning permission by completion of S111 process. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

Bespoke Mitigation or Alternative Strategic Scheme

Alternatively, a bespoke scheme of mitigation can be submitted provided this has been agreed with Natural England. Alternative strategic mitigation sites are available in the Solent. The latest information on mitigation options is available on the Partnership for South Hampshire website: [Potential mitigation schemes available to developers - Partnership for South Hampshire \(push.gov.uk\)](https://push.gov.uk/).

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. 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://newforestnpa.gov.uk/). 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 secured via s111 agreement, unilateral undertaking or s106 agreement for this application to ensure the necessary mitigation is secured. 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.

The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972.

Other designated sites

There are two Sites of Special Scientific Interest (SSSIs) within 2km of the site: Bentley Wood (500m east) and Brickworth Down and Dean Hill (1.5km south) (statutory-designated sites). Furthermore, there are three County Wildlife Sites (CWSs) within 1km: Brookmead Meadow 280m southwest, Hazel Hill Wood 660m northwest, and Furzy Close Copse and Horse Close Copse 1km west (non-statutory designated sites).

Given the nature of the proposal, the habitats to be lost, as well as the intervening distance between the site and these designated areas, it is not considered that these sites will be adversely affected by the development.

Protected species

Bats

The stable building to be removed was assessed as having negligible potential to support roosting bats in December 2024, due to it being open-fronted and possessing no exterior or interior potential roost features. Although over one year has passed since this assessment, it is considered unlikely that the condition of the building will have changed significantly. Therefore, no further survey will be required.

There are records of numerous species of bats (Brown Long-eared, Serotine, Common and Soprano Pipistrelle) within 200m of the site, and the Mottisfont Bat SAC consultation zone is 240m east. New lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. **It is recommended that a sensitive lighting scheme should be used, and a planning condition should secure biodiversity enhancements to include roosting opportunities for bats, in line with CP50 and the NPPF.**

Great Crested Newts

There are seven records of Great Crested Newts (GCNs) within 500m of the site, the closest being 320m northwest. OS maps show one pond immediately adjacent to the site, though this was not noted within the Preliminary Ecological Appraisal and historic aerial imagery shows it has not been present for over two decades (if ever). The nearest pond is therefore considered to be 210m west of the site, though is separated by roads and residential properties. The next nearest pond is over 250m away. The report states that the hedgerow on site (to be retained) might provide suitable terrestrial habitat for GCN, but the grassland does not since it is a short sward and not tussocky. The report therefore concluded that the proposed development poses minimal threat to GCN, and we support this finding.

Reptiles

There are historical records of Smooth and Grass Snake in the field immediately east of the site. However, the only habitat on site suitable for use by reptiles is considered to be the hedgerow (to be retained). The Preliminary Ecological Appraisal recommends continued management of the grassland to ensure the sward remains short and thus unsuitable for use by GCN or reptiles.

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 (Jake Purchase, 25/03/2025), map and habitat condition assessments (Jake Purchase, survey date 04/12/2024) confirming the baseline and predicted post-development biodiversity units of Site have been submitted.

The stable and hardstanding were constructed in 2022, and therefore, the baseline for the site has been assessed using historic data and satellite imagery. Prior to the construction of the stable, the site had comprised a grazed paddock since at least 2014. Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.73 Habitat units
	0.10 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	Yes – baseline taken as pre-degradation values

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.

It is intended that an area of land off-site (to the south of the redline boundary) would be enhanced to achieve a 10% gain. All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#)).

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 including a list of item required to apply can be found here - [Register a biodiversity gain site - 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.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

CONDITIONS:

1. New Forest Mitigation Strategy

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

2. Water Efficiency in River Test Catchments

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located. A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44).

3. Proposed PTP

The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

4. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – including the type and locations of bat and bird nesting opportunities – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

INFORMATIVE – New Forest Mitigation Strategy

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

INFORMATIVE – Non-mains Drainage

A non-mains sewerage system is proposed. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality.” Any installation of a Package Treatment Plant needs to meet approval of Environment Agency’s requirements under their permitting role.

INFORMATIVE – Artificial lighting

The habitat within the proposed development site and the surrounding area is suitable for foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08-18 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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

Ecologist Abi Gazzard	Date 27/01/2026
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