

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Officer name:</b>       | Jessica Cracknell                                                                                                              |
| <b>Date:</b>               | 02/03/2026                                                                                                                     |
| <b>Application Number:</b> | PL/2026/00319                                                                                                                  |
| <b>Proposal:</b>           | Change of use and conversion of rural building to one (Use Class C3) self-build dwelling with associated landscaping and works |
| <b>Site Address:</b>       | Furze Farm, Landford, Sherfield English, SP5 2BD                                                                               |
| <b>Case Officer:</b>       | Joe Richardson                                                                                                                 |

### 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"/> | <b>HRA required.</b>                           |

### Further Information Required:

|   | Issue                               | Policy/Legislative Compliance | Date information requested & Further information required                                                                                                                                      | Satisfactorily addressed (Document & Date submitted) |
|---|-------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 1 | River Test Catchment                | CP50, NPPF, WCA, Habs Regs    | <b>02/03/2026</b><br>A completed River Test Calculation: nutrient neutrality calculators in an unlocked Excel file must be submitted with the correct information. (see comments in main text) | <b>NO</b>                                            |
| 2 | Ecological Impact Assessment (EclA) | Habs Regs, WCA, NPPF, CP50    | <b>02/03/2026</b><br>An Ecological Assessment has not been submitted in support of this application, assessing the potential impacts on protected habitats and species.                        | <b>NO</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 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.

The following submitted documentation was reviewed to inform this response:

- Natural England Nutrient Neutrality budget calculator for The Solent Marine Sites;

- Performance Results: Small wastewater treatment system one2clean. PIA;
- Existing Plan & Elevations. Larkham Design Ltd. Drawing Ref. 1027/Pr/01;
- Existing Location & Site Plan. Larkham Design Ltd Drawing Ref. 1027/Ex/01;
- Existing Plan & Elevations. Larkham Design Ltd Drawing Ref. 1027/Ex/02;
- Planning Statement. January 2026. Atlas Planning Group.

### **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-sprotected-habitats-new-forest-national-park-authority). 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 / tourism unit (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. 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.

### **River Test Catchment**

*Solent Protected Sites - 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.*

This development falls within the catchment of the River Test catchment which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen 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.

### **Nitrogen budget**

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: <https://www.wiltshire.gov.uk/planning-bio-phosphorous-nitrogen-mitigation>.

**A nutrient calculation has been submitted; however, the following issues must be addressed:**

1. The 'Nutrients from current land use' tab has selected the 'Operational Catchment' as the Upper and Middle Test. This is incorrect, this should be selected as the 'Lower Test and Southampton Streams'. This information is required to ensure the nutrient calculation is accurate. Further information can be found here: [Test Lower and Southampton Streams Operational Catchment | Catchment Data Explorer](#)
2. The proposed location of the new PTP has not been submitted in support of the application. A redline plan detailing the location of the mitigation scheme must be provided.
3. Mitigation strategy: The application does not currently demonstrate how the increase in nitrogen will be mitigated. Wiltshire Council has a strategic nitrogen mitigation scheme to available to applicants located in the River Test catchment in Wiltshire. A nutrient mitigation strategy must be provided confirming to avoid and mitigate nitrogen burdens.

**The calculations must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculations 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.**

Guidance on completing the nutrient 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.

**An Appropriate Assessment for impacts on the New Forest Protected Sites and the River Test Catchment must be completed and sent to Natural England for their agreement that the HRA can be favourably concluded. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application and completion of the AA. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.**

**An Ecological Assessment has not been submitted in support of this application. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined in the table above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.**

### **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 is for self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

*Note to case officer:* you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

### **Core Policy 50**

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. Ecological enhancements are provided through the installation of bird and bat boxes, within the Existing Plan & Elevations (Larkham Design Ltd. Drawing Ref. 1027/Pr/01). The location of ecological/biodiversity enhancements must be included

in the site plan drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development.

**CONDITIONS: these will be added once the issues above have been addressed**

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

| Ecologist | Date |
|-----------|------|
|           |      |