

Wiltshire Council Planning Appropriate Assessment

ECOLOGY

Officer name: Jessica Cracknell

Date: 05/03/2026

Application No:	PL/2026/00319
Proposal:	Change of use and conversion of rural building to one (Use Class C3) self-build dwelling with associated landscaping and works
Site Address:	Furze Farm, Landford, Sherfield English, SP5 2BD
Case Officer:	Joe Richardson

The following AA has been sent to NE for comment. The application must not be determined until favourable comments have been received from NE. NE have 21 days to respond.

Matters Considered:

Please refer to comments from ecology dated 05/03/2026 for detailed comments on this application.

Habitat Regulations Assessment - Appropriate Assessment

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.

The applicant has agreed to pay the fixed fee of £612 per dwelling which will be secured by a s111 agreement, unilateral undertaking or s106 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 effect on the New Forest protected sites alone or in-combination with other plans and projects.

For this project, the total mitigation payment will be £612.

This financial contribution will be secured through a Section 111, Section 106 or Unilateral Undertaking at the time of permission with contributions secured prior to commencement. Securing contributions in this way enables the Council as the local planning authority, to comply with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations") (as amended) and Core Policy 50 (Biodiversity and Geodiversity) of the Wiltshire Core Strategy ("WCS"). It is considered that this approach delivers the required level of certainty to secure effective mitigation for the recreational burdens of this planning application. There will be no in combination effects with other developments, therefore we can conclude that there would be no adverse effect on the integrity of the above European sites as a result of the development.

Habitat Regulations Assessment - Likely Significant Effects Test

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

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. 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), Portsmouth Harbour SPA, Solent and Southampton Water SPA; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations.

The Solent water environment is one of the most important for wildlife in the United Kingdom. It is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas. Natural England has confirmed high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that this eutrophication is causing excessive growth of plants and algae which reduces oxygen and light levels and is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs mostly come either from agricultural sources or from wastewater from existing housing and other development.

Natural England currently advises that every permission for new dwellings in the [River Test Catchment Area](#) could result in increased nutrients entering the Solent area ([Guidance dated June 2020](#)). Nutrients are generated by the new people in the housing (nutrients enter the water environment via wastewater discharges), and from their activities and pets. Nutrients can move to designated sites by streams, rivers or through the groundwater.

Accordingly, the Local Planning Authority considers this proposal, in combination with other developments, is likely to lead to significant effects on the European Sites and this is considered within the Appropriate Assessment (AA).

Habitat Regulations Assessment - Appropriate Assessment

Nitrogen burden

In line with Natural England's Advice on Nutrient Neutrality a calculation of the nitrogen burdens has been completed by the applicant for the proposal and approved by Wiltshire Council (see Appendix A).

This has confirmed that a nitrogen burden of 3.66 kg/N/yr will result and mitigation is required to ensure there are no adverse effects on the integrity of the Solent protected sites.

Mitigation scheme

Natural England has advised that permanent land use change by converting agricultural land with higher nitrogen loading to alternative uses with lower nitrogen loading, such as for local communities and wildlife is one way of neutralising nutrient burdens from development.

A Council led strategic mitigation scheme is available to help development in Wiltshire achieve nitrogen neutrality. In 2021 the Council permanently removed an intensively managed (~120 hectare) dairy farm (a high nitrogen input use) on Council land located at Roundbarrow Farm near Pitton, east of Salisbury and will convert the land to a (low nitrogen input) nature reserve. The proposal for the long-term management of the land is to restore the land to chalk grassland, lowland meadow with some areas of natural regeneration and woodland planting for ecological connectivity. This approach has been discussed with Natural England.



Figure 1 Round Barrow Farm in Wiltshire Council ownership

The farm is within the River Test catchment, near a tributary of the River Dunn which drains into the River Test (Figure 2). A hydrogeological assessment¹ has been undertaken of the farmland to assess its suitability as mitigation for development in Wiltshire. Based on groundwater contribution, a reduction in nutrient contributions could be realised in the River Test in less than a year following the cessation of the site as a dairy farm.

¹ Nutrient neutrality – Hydrological Appraisal for a site at Pitton in Wiltshire, H2Ogeo, Jan 2022 (20210615P1)

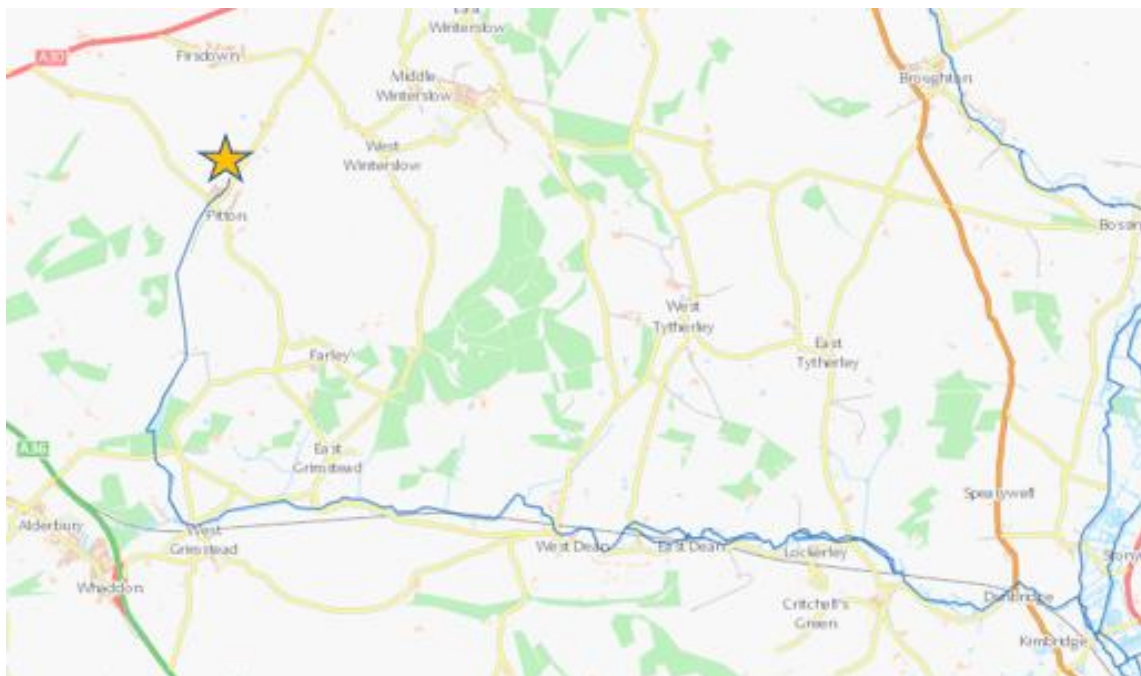


Figure 2 Location of Round Barrow Farm and Main River Designation (Environment Agency, 2021)

Natural England's Nitrogen Neutrality advice¹ includes evidence of nitrogen leaching rate for dairy farms within the Solent catchment. The leaching rate for Roundbarrow Farm is at 35.34 kg/TN/ha. Nature Reserves have a nitrogen leaching rate of 3 kg/N/yr. The applicant has agreed to use the Council led scheme to achieve nitrogen neutrality. Figure 3 shows the area of mitigation land required for this proposal.

Nitrogen budget	Area of mitigation land required
3.66	0.11 ha ADD

Figure 3 – Mitigation area required

The mitigation site has capacity for both existing planned developments and anticipated local plan growth in the River Test catchment. Wiltshire Council will maintain up-to-date records and tracking of the developments that are using the scheme.

Financial contributions to the mitigation scheme will be secured to cover the level of mitigation needed to achieve neutrality. This is secured by Unilateral Undertaking or Section 106 agreement at time of permission with contributions secured prior to commencement. Securing contributions in this way enables the Council as local planning authority to comply with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations") (as amended) and Core Policy 50 (Biodiversity and Geodiversity) of the Wiltshire Core Strategy ("WCS").

It is considered that this approach delivers the required level of certainty to secure effective mitigation for the nitrogen burdens of this planning application. There will be no in combination effects with other developments, therefore conclude that there would be no adverse effect on the integrity of the above European sites as a result of the development.

Conditions:

1. 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.

2. 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.

3. 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.

Informatives:

Non-mains Drainage

A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. 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.

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.

Unilateral Undertaking/Section 106:

Signed Nitrogen Mitigation Unilateral Undertaking (River Test Catchment Area)

Appendix A: Nitrogen Budget Calculation

Appendix B: Site Plan with location of proposed PTP

Appendix C: PIA Certificate

Conclusion	
New Forest Protected Sites - Is the project likely to affect site integrity?	
a) Alone?	NO
b) In combination with other plans or projects?	NO
River Test Catchment - Is the project likely to affect site integrity?	
a) Alone?	NO
b) In combination with other plans or projects?	NO
Recommendation:	
The appropriate assessment concludes no adverse effects on the integrity of New Forest Protected Sites and River Test Catchment so the application can be positively determined subject to suitable mitigation measures being secured by S106/conditions and implemented.	
Name of officer(s) making the assessment and date	Jessica Cracknell 05/03/2026
Natural England Comments	
Name of Natural England officer and date	

Appendix A

Water infrastructure information		
Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):	15/02/2027	
Average occupancy rate (people/dwelling or people/unit):	2.40	
Water usage (litres/person/day):	120	
Development proposal (dwellings/units):	1	
Include deductible acceptable loading?	No	
Wastewater treatment works:	Package Treatment Plant user defined	
Current wastewater treatment works N permit (mg TN/litre):	Enter value in cell C11	7.9
Not applicable	Not applicable	
Not applicable	Not applicable	

Final calculation of nutrient load from wastewater	
Description of values generated	Values generated
Wastewater nutrient loading	
Additional population (people):	2.40
Wastewater by development (litres/day):	288.00
Annual wastewater TN load (kg TN/yr):	0.62
Not applicable	
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable

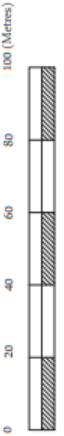
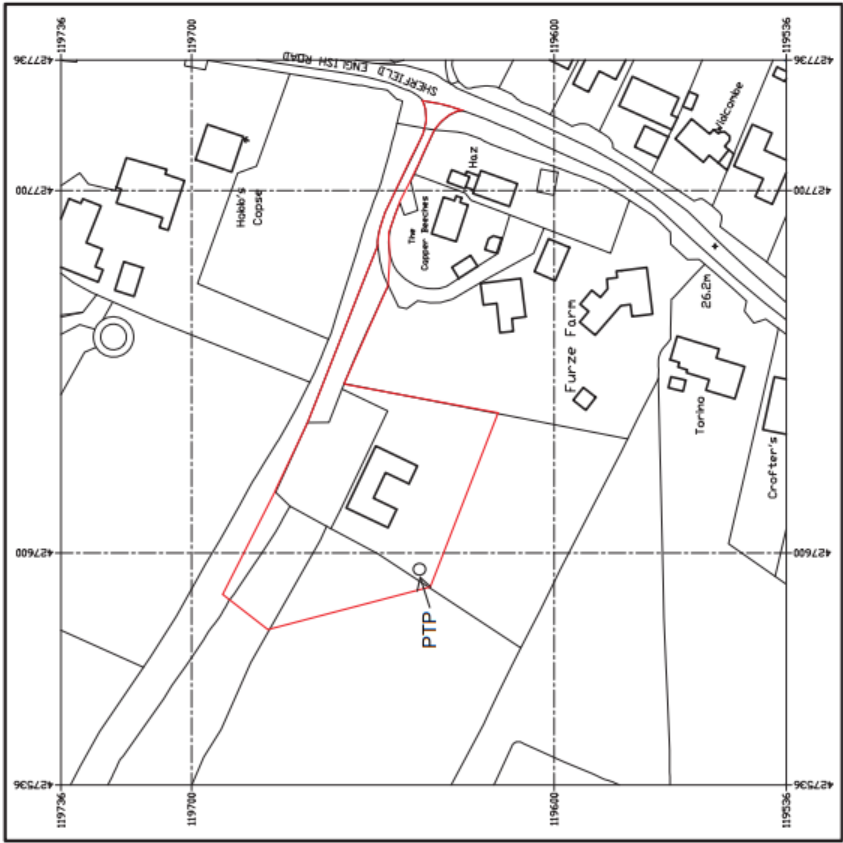
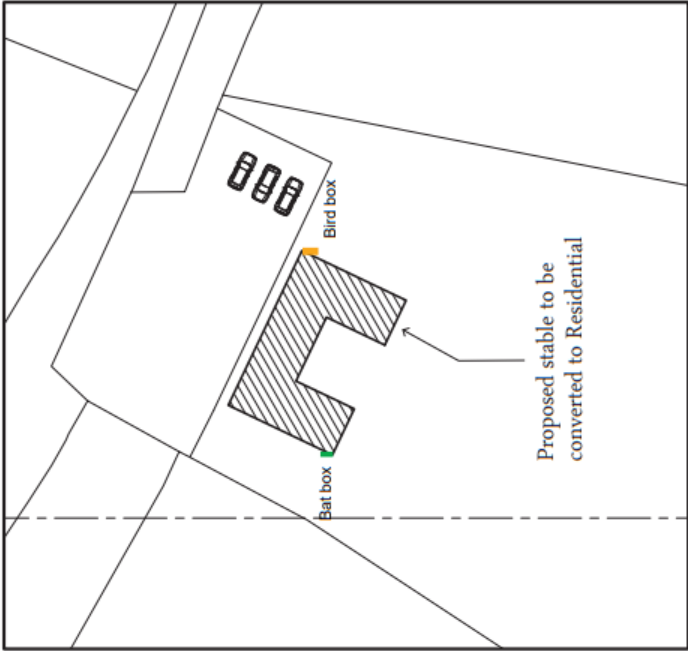
Current land use information	
Description of required information	Data entry column - user inputs required
Operational catchment:	Lower Test and Southampton Streams
Soil drainage type:	Impeded drainage
Annual average rainfall (mm):	800.1 - 850
Within nitrate vulnerable zone (NVZ):	Yes

Current land uses			
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)	Notes on data
Lowland	0.30	2.18	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	0.30	4.61
		0.00
		0.00
		0.00
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Totals:	0.30	4.61

Appendix B

NOTES			Date
1. This drawing is a copyright of Larkham Design Ltd and must not be used without the written permission of Larkham Design Ltd.			
2. This drawing has been produced in accordance with planning legislation and is intended for use as a planning application only.			
Rev	Amendment		
LARKHAM DESIGN LTD ARCHITECTURAL SERVICES 1001 New Way, Longbridge, Salisbury, Wilt. SP4 6AB Tel: 01753 520100 www.larkhamdesign.co.uk Client & Project Address: Mr M Lucas Furze Farm, Sherfield English Road, Landford, Salisbury, Wilt. SO51 6DQ			
Project Description: Proposed change of use to residential			
Drawing Title: Existing Location & Site Plan			
Scale: 1:500 & 1:1250 at A3		Rev: B	
Drawing Ref: 1027/Ex/01			





PERFORMANCE RESULTS

Otto Graf GmbH
 Carl-Zeiss-Str. 2 - 6, 79331 Teningen, Germany
EN 12566-3
 Small wastewater treatment systems for up to 50 PT
Small wastewater treatment system one2clean
 SBR plant in one two-zone polypropylene tank
 Test report PIA2014-216B14.01.e

Nominal organic daily load*	0.27	kg/d		
Nominal hydraulic daily load	0.75	m³/d		
Material	polypropylene			
Treatment efficiency (nominal sequences)			Efficiency	Effluent
	COD		94.2 %	43 mg/l
	BOD ₅		98.0 %	7 mg/l
	SS		96.3 %	14 mg/l
	NH ₄ -N**		98.3 %	0.5 mg/l
	N _{tot} **		87.0 %	7.9 mg/l
	P _{tot}		80.2 %	1.6 mg/l
Electrical consumption	0.63	kWh/d		
*at a test influent of ≥ 300 mg/l BOD ₅ (mean)				
**determined for temperatures $\geq 12^{\circ}\text{C}$ in the bioreactor				

Performance tested by:

PIA – Prüfinstitut für Abwassertechnik GmbH
 (PIA GmbH)
 Hergenrather Weg 30
 52074 Aachen, Germany

This document replaces neither the declaration of performance nor the CE marking.



Notified Body
 No.: 1739



Certified according to
 ISO 9001:2008



Deutsche
 Akkreditierungsstelle
 D-PL-17712-01-00

Prüfinstitut für Abwassertechnik GmbH

 Geprüft - tested - testé

Elmar Lancé

November 2014