

Richard

To: Hill, Sarah
Cc: John Snow
Subject: PL/2026/00473: Parkwater Farm, Cowesfield Green, near Whiteparish SP5 2QS - No GCN, PPTW compliant grazing and tiny change to floor plan
Attachments: Ecology holding obj on PPTW grazing land and GCN 10.03.26.pdf; Parkwater Proposed House 1592-01H.pdf; PIA Certificate One2Clean Biological.pdf; BEN 08.05.26 Proposed Block Plan with existing agricultural land added 08.05.26.pdf; GCN Report ALL NEGATIVE 683.2026 for p app ref PL.2026.00473.pdf

Importance: High

Dear Sarah

**PL/2026/00473: Parkwater Farm, Cowesfield Green SP5 2QS
No GCN, PPTW compliant, grazing and tiny change to floor plan**

Please may we be able to submit some additional information, that I expect you may need to re-consult on.

Please can this email and the enclosed 6 PFS be uploaded to Wiltshire's Planning Explorer/Portal.

The main part of this email answers the Authority's Ecologist's (Abi Gazzard's) holding objection (enclosed again for ease of reference). The holding objections relates to two matters: (1) GCN and, (2) PPTW.

In summary the holding objection says:

- 1) **Nitrogen budget:** reconcile the **7.9 mg TN/l** figure in the submitted budget with the **9.1 mg/l** figure in the PIA certificate.
- 2) **Nutrient neutrality baseline:** clarify and evidence the land-use classification, including whether the relevant grassland is genuinely grazed, mown, managed, or otherwise agricultural in character.
- 3) **GCN:** further GCN survey evidence is required

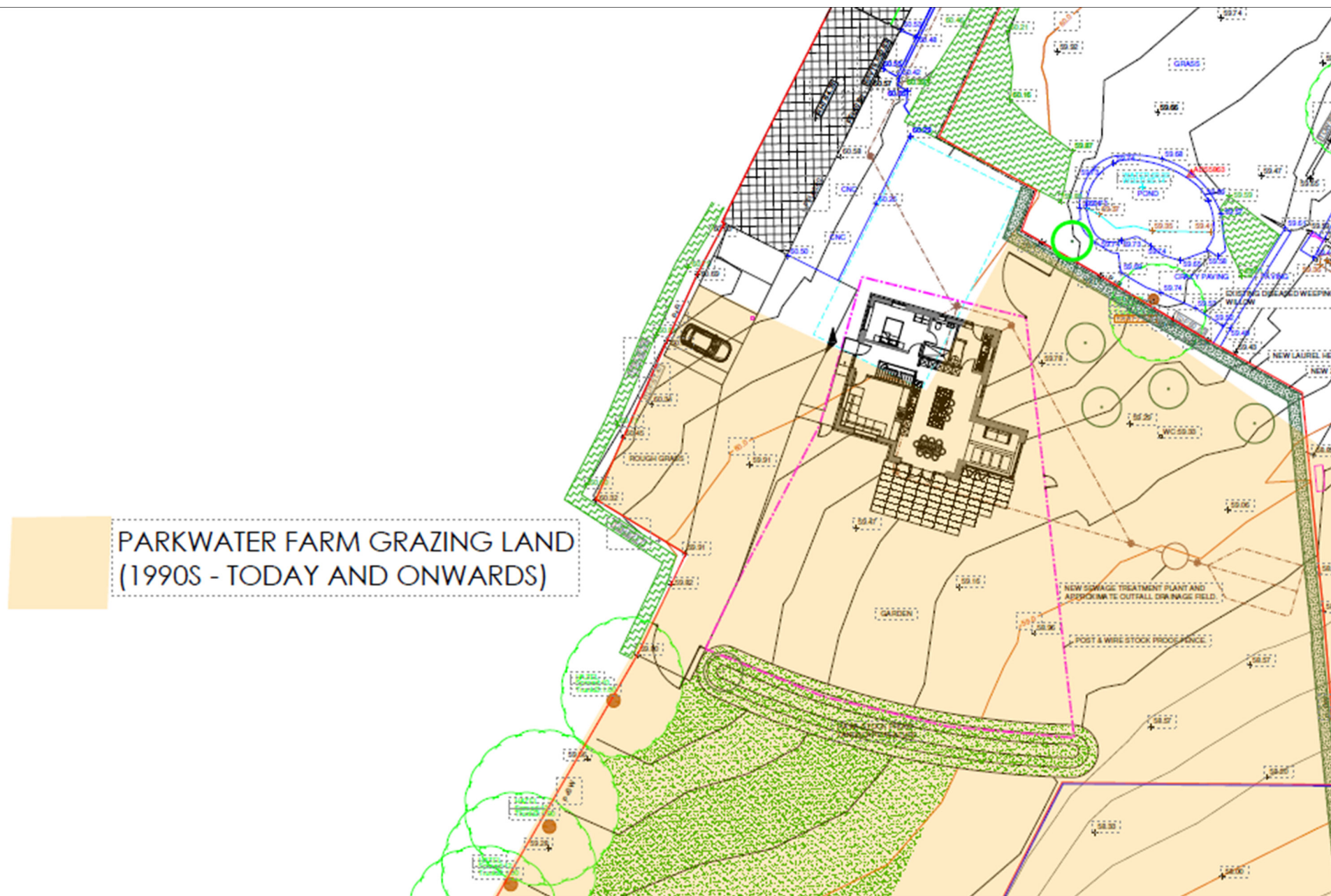
1. **Nitrogen Budget:** Nicola French at Holbury – our specialist adviser on nutrient neutrality – commented by email on 10/03/26 – the correct PIA Certificate says **7.9 mg TN/l** figure, and we now enclose that as PDF file: “PIA Certificate One2Clean Biological”; the scheme is therefore nutrient neutral.

2. **Nutrient Neutrality Baseline:**

The applicant's sheep outside the Class Q barn where the proposed new house is to be sited: Photo taken May 2025:



Plan showing – the grazed land:



Holbury have commented:

"The permanent pasture categorised as 'lowland' within the nutrient calculation has been used for grazing sheep for over 20 years.

The attached photograph shows the sheep grazed pasture, sheep in situ and the Class Q in the background.

John Snow, owner, can provide a signed affidavit if required, and also that of an independent third party should it be needed.

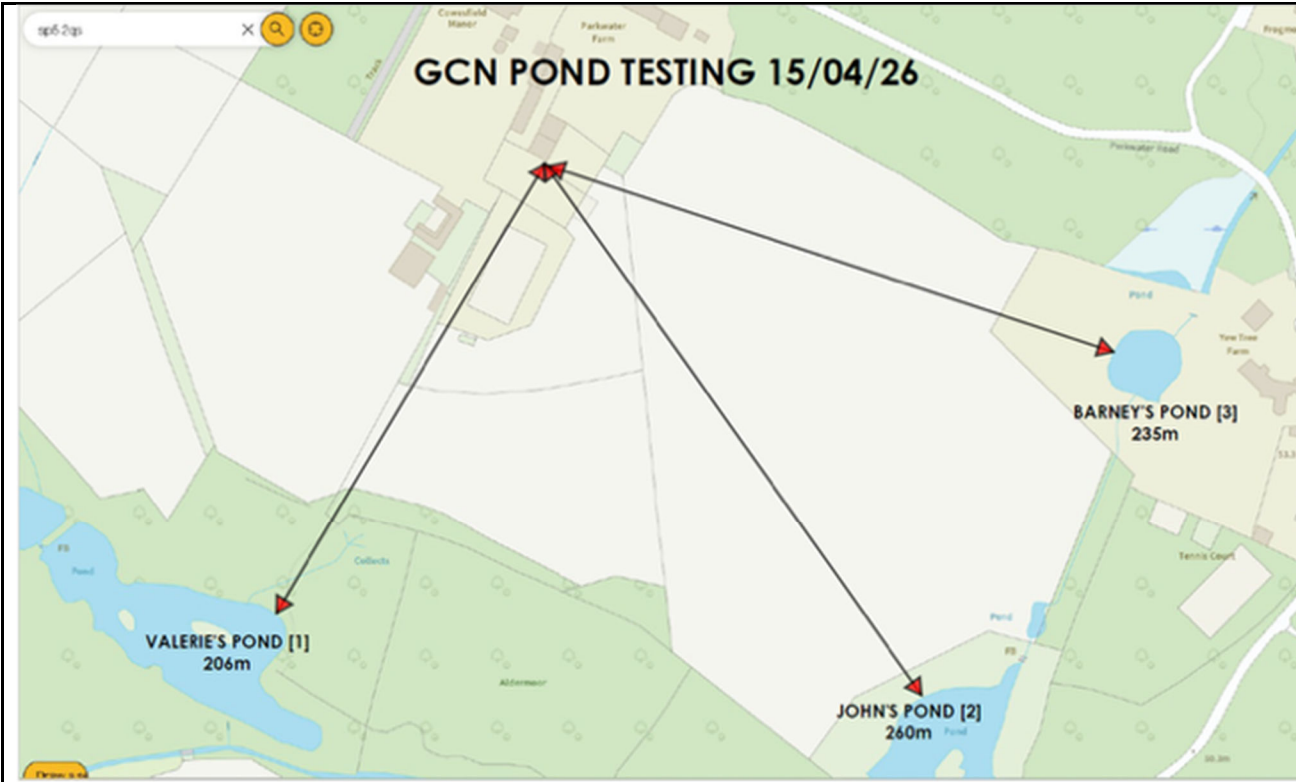
The land use classification within the calculator is therefore legitimate and appropriate and it remains reasonable to conclude that removal of this land from an agricultural system will reduce nitrogen loading to the environment so that overall, the scheme is better than nitrogen neutral."

3. In response to the Ecologist's Holding Objection pending the start of the Great Crested Newt Survey Season on 15th April, we now confirm, following our Ecologist's survey and professional testing by Sure Screen Scientifics and their report dated 07/05/26 (enclosed) **none of the three ponds have GCN:**
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Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
GCN26 03208	Cowesfield Green - John's Pond	SU 26116 23004	Pass	Pass	Negative	0/12
GCN26 03209	Cowesfield Green - Barnie's Pond	SU 26190 23161	Pass	Pass	Negative	0/12
GCN26 03210	Cowesfield Green - Valerie's Pond	SU 25803 23062	Pass	Pass	Negative	0/12

The ponds are:



4. Please can we submit the enclosed cosmetic change to the internal layout of the proposed house (changing the description of the ground floor bedroom into a study, instead – to suit client needs) – please replace submitted plan ~~1592-01F~~ with **1592-01H**.

Please do not hesitate to contact me to discuss matters further.

Yours sincerely

Richard Greenwood BA(Hons) BPI MRTPI
Director

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