

CASE OFFICER'S REPORT

Application Reference:	PL/2024/09976
Application Type:	Outline Planning Permission
Consultation Ends:	22/05/26
Case Officer:	Joe Richardson

Site Address:	Land off Southampton Road and Junction Road, Alderbury
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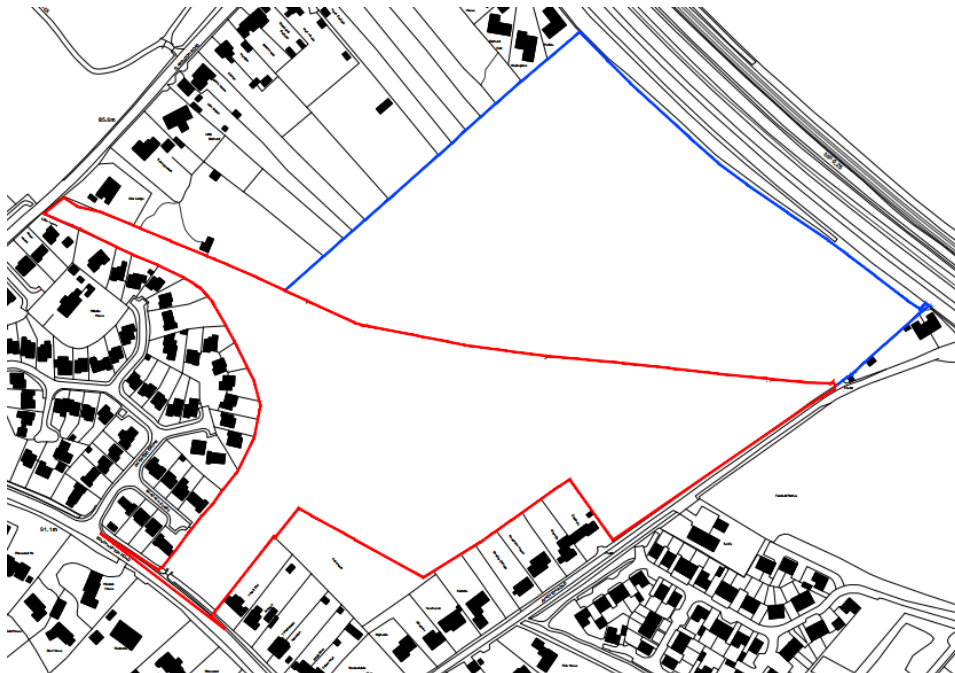
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments
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Recommendation:	That Outline Planning Permission be Refused
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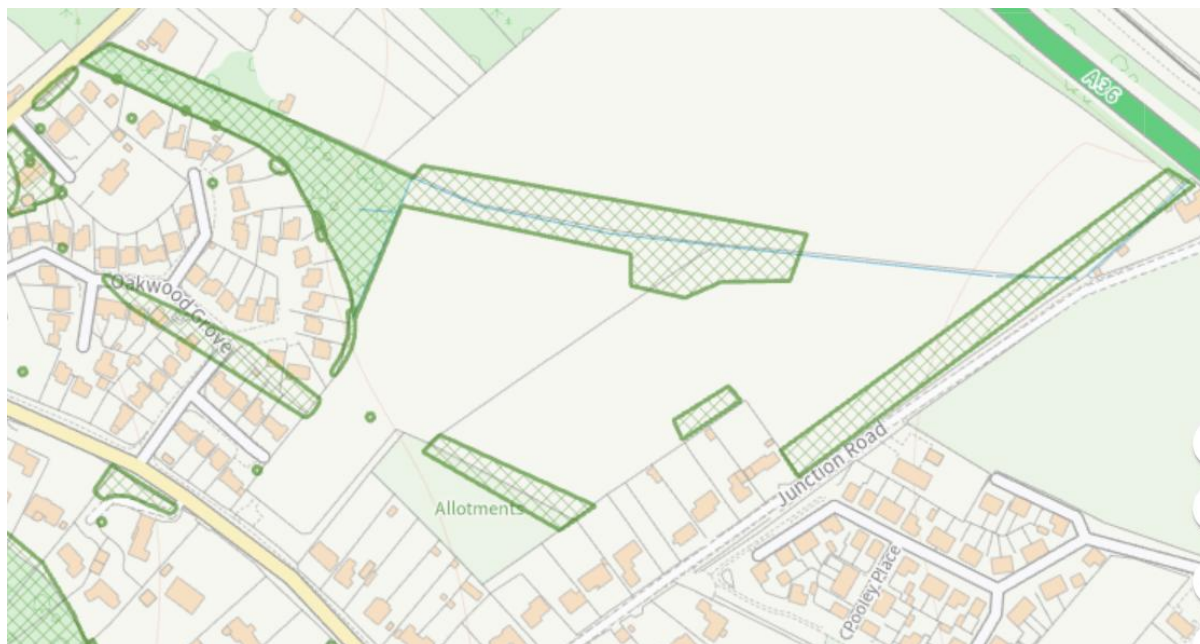
Site Description/Proposal:

The application relates to approximately 4.9ha of agricultural land on the eastern edge of Alderbury, outside but immediately adjoining the defined settlement boundary. The site comprises grassland, hedgerows, mature trees, wet woodland and areas of priority habitat including lowland meadow and purple moor grass/rush pasture.

Access to this land is obtained via an existing metal gate from Southampton Road which serves the existing Parish Council Allotments which are located immediately adjacent to this land in question. The north of the site is bounded by mature hedgerow which extends to a further agricultural field which extends to the A36 public highway. Junction Road is a private un-adopted road where there is no access to the site.



Sections of the land are covered by Tree Preservation Orders (refs: TPO/2023/00014 and S/ALDE/TPO1). TPO/2023/00014 covers 4 groups of trees and one area of woodland within the site. The TPO covers all varieties of trees within the site. The following extract taken from the Council's mapping system shows the TPOs within the site (hatched in light green).



The site is located on the outskirts of Alderbury and is outside of a settlement boundary, therefore outside of the defined limits of development as defined by the relevant policies of the adopted Wiltshire Core Strategy (WCS) and as such, is considered to be within the countryside for the purposes of the local plan. The site is within a Special Landscape Area, as defined by saved policy C6 of the Salisbury District Local Plan (SDLP). Whilst the site is located within Flood Zone 1, has a low risk of groundwater flooding and some distance from any rivers, the site is located within the River Test Catchment SAC Area (but drains to the Petersfinger Wastewater Treatment Plant located within the River Avon Catchment SAC Area) and is within the 13.8km New Forest SPA zone of influence.

The proposal seeks outline permission for the erection of up to 28 dwellings with access from Southampton Road and associated landscaping, public open space, ecological mitigation and a car park serving adjacent allotments. The indicative proposed site layout plan is shown below.



The application has been amended during its consideration. The original submission proposed up to 47 dwellings. Following ecological concerns and additional habitat surveys, the scheme has been reduced to 28 dwellings and the developable area modified to retain larger areas of ecological habitat. The revised indicative layout as shown above concentrates development primarily along Southampton Road and around a central spine road accessed from Southampton Road. Areas of open space, habitat retention, ecological enhancement and a dedicated allotment car park are proposed along with retention of the existing allotments.

POLICIES

National Planning Policy Framework

Section 2 Achieving Sustainable Development
 Section 11 Making Effective Use of Land
 Section 12 Achieving Well Designed Places
 Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
 Core Policy 2 Delivery Strategy
 Core Policy 3 Infrastructure Requirements
 Core Policy 23 Southern Wiltshire Community Area
 Core Policy 43 Providing Affordable Homes
 Core Policy 50 Biodiversity and Geodiversity
 Core Policy 51 Landscaping
 Core Policy 52 Green Infrastructure
 Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 60 Sustainable Transport
Core Policy 61 Transport and Development
Core Policy 64 Demand Management
Core Policy 67 Flood Risk
Core Policy 69 Protection of the River Avon SAC

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy
Creating Places Design Guide SPD (April 2006)
National Design Guide 2021
Wiltshire Design Guide 2024

Conservation of Habitats and Species Regulations 2017 (as amended)
Section 41 of the Natural Environment and Rural Communities Act 2006

Saved Salisbury District Local Plan
C6 – Special Landscape Area

Wiltshire's Community Infrastructure Levy: Planning Obligations Supplementary Planning Document (Planning Obligations SPD); Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule) and Wiltshire's Community Infrastructure Levy - Regulation 123 List

PLANNING HISTORY

N/A

Officers note the decision of Wiltshire Council to list the Southampton Road Allotments Association Allotment Site as an Asset of Community Value - **ACV/2026/00004 17th March 2026**

ISSUES

- Principle of development including Settlement and Delivery strategy and housing land supply position;
- Design, Scale and Landscape Impact including trees and PROW;
- Amenity Impacts including Archaeology;
- Ecological Impact including BNG;
- Access, Highway safety/parking;
- Flooding/Drainage;
- Planning Balance/Conclusion

CONSULTATIONS/REPRESENTATIONS

Alderbury Parish Council – Objection with comments received summarised as:

Alderbury Parish Council objects to this planning application for the following reasons:

Land is outside of the settlement boundary;
Current layout allows for no effective bordering to existing properties;
Flood Risk is underestimated;

Cumulative effect of Traffic within the area;
No walking link to PROW ALDE20;
How will farmland to the north be retained;

Aspects supported by Alderbury Parish Council:

The allotments will be retained and facilities improved;
Environmental mitigation is welcomed;
The inclusion of open green spaces;
Supports the housing mix.

UPDATE:

Alderbury Parish Council supports this application with the following comments received:

At their meeting last week Alderbury Parish Council (APC) **AGREED to SUPPORT** the amendments

in the revised application but subject to the following comments:

- All Council comments are within the proviso that it is recognised: this is outside the settlement boundary and should not be seen as a precedent for any future developments
- APC would like to be consulted on how s.106 money is allocated. They note their requests have been ignored in the past, even as concerns they have raised elsewhere have been proven to be right e.g. drainage problems now severely affecting the Pembroke Gardens development area, the school and the football pitches. They would like to see money allocated to:

- o Creation of a footpath and its development to link with existing rights of way - see below for more details

- o A substantial pot of money be put aside for the long-term maintenance of the green area

That being said:

- This is an improved layout and the developers have responded helpfully to comments made by residents and others. The Council particularly liked changes to the layout in the South east corner
- Councillors and residents are pleased that it has been recognised that more should be done to support wildlife on the site but wonder how this set-aside land will be looked after into the future. More detail is needed on how the extensive green land will be managed. Who will own it? Where will money come from for its upkeep?
- Councillors strongly support the footpath link from Clarendon Road to Junction Road to allow easy access to ALDE20, making a walking route to the school, whilst emphasising the importance of maintaining existing wildlife corridors. They believe that safe walking routes are vital to residents' well-being. The alternative route to school would be up through the new development to Southampton Road, which is the busy main road through the village. Clearly a less desirable route.
- APC recommends very tight controls on drainage and flood mitigation to provide a **sustainable** flood-prevention solution i.e. one which acknowledges a) the climate emergency changes to rain patterns we are already experiencing and b) that this area is known to contain underground springs. Some of the houses will be sited on the lowest part of the area, which is almost always boggy currently. Local views are important here. The lived-experience in the village is that the concerns they raised in relation to other recent developments this side of Southampton Road have been ignored, and the consequences for new residents, the school, the football club and the Guides are now being felt. Please do ask us or your colleagues for further information.
- Councillors welcome the retention of the allotments and the addition of a dedicated car park. They did comment that the outline plan did not adequately show the pedestrian access point

to the allotments. It is important to note the need for a safe access route to the allotments *throughout* the building phase.

WC Highways – No objection subject to conditions

Full comments are detailed within the Access/Highway safety/parking section of this report. Below are the suggested conditions to be imposed:

Visibility Splays to be provided;
Access to be provided prior to first commencement;
Footway Improvements;
Compliance with the Travel Plan Statement;
Construction Management Plan;
Pre-condition survey

National Highways – No objection subject to a condition requiring a surface water drainage scheme

WC Public Protection – No objection subject to conditions with comments stating:

I have reviewed the Air Quality Assessment and have no adverse comments to make regarding this.

Noise

Following our December comments a Noise Addendum reference 22049-TN-1-R2 dated 25th February has been submitted. This addendum goes into detail about good acoustic design and measures that have been considered and ruled out or adopted to mitigate noise. This document provides satisfactory evidence that good acoustic design has been followed as far as possible given the context of this site. The following condition is recommended to ensure the mitigation and ventilation recommendations are taken forward should permission be granted:

1) The development hereby approved will be designed and implemented in accordance with Noise Impact Assessment reference 22049-RP-1-R3 and Noise Addendum reference 22049-TN-1-R2 specifically in relation to glazing and ventilation in section 7.2 of 22049-RP-1-R3 and sound barriers in section 6 of 22049-TN-1-R2. Mechanical Ventilation will be provided habitable rooms on facades marked red, blue, turquoise and green on the diagram in point 5.2 page 6 of Noise Addendum reference 22049-TN-1-R2.

Reason: to protect the amenity of future residents.

Contaminated Land

A preliminary desk based investigation has taken place. The recommendations in section 6.3 of that report should be followed. Therefore the following condition is recommended:

2) No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority. Reference shall be made to the submitted HSP Consulting Phase 1 report Reference HSP2023-C4363-G-GPI-1947 dated December 2023.

Step (i) A detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (ii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: Core policy 56, To reduce the risks associated with land contamination.

WC Ecology – Objection with comments summarised as:

The revised submission demonstrates that efforts have been made to address previous concerns. However, the scheme continues to result in the loss, fragmentation and degradation of priority lowland meadow habitat, contrary to Core Policy 50 which seeks no net loss of biodiversity. Notwithstanding the proposed design changes and off-site compensation, the potential loss of this floristically diverse and structurally complex habitat remains a significant concern.

Please refer to Appendix 1 for full ecology comments on this proposal

WC Urban Design – Comments received stating:

Ref Indicative Proposed Site Plan DR-A-1200 P6:

This is a substantial reduction in the number of dwellings and coverage of these within the red line application site area from that shown on ENQ/2023/00006 , but a long drawn out Cul de sac is still shown and there is potential for the remainder of the red line application site area as previously indicated to come forward as an application for housing . Observation point 1 'Street pattern' in my consultation response on ENQ/2023/00006 identifying design guidance indicating a connected street pattern is therefore still relevant i.e. Building for a Healthy Life page 17 'what green looks like ' 'streets and routes that can be extended in the future' whereas the layout does not appear to enable a through vehicle 'loop' route to be incorporated with this layout to serve a potential expanded housing development within the remainder of the red line bounded area. It is also not apparent that the proposed perimeter linear open space now shown along the south side of this long street would be protected in perpetuity from future development i.e. reconfigured in a future expansion and potentially expanding also into the blue site area within the same ownership, undermining the reasons for this design approach. My ENQ Observation point 2 'Street Trees' has essentially been satisfactorily addressed with a continuous line of trees incorporated along this street. No proposed elevation and three-dimensional design is shown at this stage. My ENQ Observations point 2, 4 and 5 should therefore inform the detailed design with any subsequent Reserved matters.

WC Education – No objection subject to a financial contribution secured via a S106 agreement

WC Drainage – No objection subject to conditions requiring a surface water drainage strategy

WC Public Art – Comments received stating:

A development of 28 dwellings falls under the 50 and over trigger level for residential dwellings as outlined in the Art and Design in the Public Realm – 2024 Guidance policy and therefore no public art contribution would be sought.

WC Waste – No objection subject to a financial contribution secured via a S106 agreement

WC Archaeology – No objection subject to conditions with the following comments:

The applicant has now submitted a report on the results of a geophysical survey of the application area (Cura Terrae, March 2025). The report summaries the results as follows:

‘The survey produced good data throughout but has not located any anomalies of definitive archaeological origin. One anomaly that is potentially of an archaeological nature is noted: a linear feature, possibly comprised of small pits... However, a natural or modern agricultural related origin cannot be ruled out...Multiple weak trends have been identified as agricultural in origin...These anomalies could be representative of recent ploughing activity, a modern trackway, or a footpath...Further anomalies have been identified as resulting from agricultural practices or as representing modern ferrous materials, including a modern service and numerous ferrous ‘spike’ anomalies...’. In view of the results of the geophysical survey, I am satisfied that no further archaeological assessment is justified prior to the determination of this application. As geophysical survey cannot authoritatively prove that there are no buried archaeological remains within the application area, there will still be a need for archaeological investigation should this outline application be permitted. The programme of archaeological work should comprise an initial phase of exploratory investigation via trial trenching prior to the commencement of development to identify any areas of archaeological interest. This should be followed by detailed investigation prior to the commencement of development of any areas of archaeological interest identified. As this is an outline application with all matters reserved bar access, I strongly recommend that the initial phase of exploratory investigation is undertaken prior to the finalisation of the site layout so that options to avoid or minimise the impact on buried remains are retained. The programme of archaeological work can be secured by an appropriately worded condition as follows:

‘No development shall take place within the red line boundary of the application area as shown on R H Partnership Architects’ Site Location Plan dated 23 September 2024,, until the applicant has secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

- i) A programme of site investigation and recording, or alternative appropriate mitigation, within any areas of archaeological interest. Development will not commence within any area of archaeological interest until the site investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the mitigation strategy or unless otherwise agreed in writing by the Local Planning Authority.’

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

WC Housing Enabling Team – Comments received stating:

Policy Requirements:

Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 40% on-site Affordable Housing provision within the 40% Affordable Housing Zone, on all sites of 10 or more dwellings. It is noted that the overall quantum of dwellings has reduced from 47 units down to 28. As such, the Affordable Housing requirement has reduced from 19 units to 11, in accordance with the 40% Affordable Housing Zone. This has been echoed within the amended application, which is supported by the Housing Enabling Team. The Affordable Housing should be secured, at nil subsidy, in a S106 Agreement.

Tenure Mix:

In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing. Following on from previous comments, the Affordable dwellings should be provided with a tenure mix of 60% of the units (7 units) being provided for Affordable Rented housing, 25% of the units being provided as First Homes (3 units) and the remaining percentage of the units (1 unit) being provided for Shared Ownership. It is noted that whilst these three tenures have been included within the amended plans, a slightly different percentage split had been proposed.

Unit Size Mix:

Core Policy 45 of the Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. With the change in the proposed quantum of units and subsequent reduction in Affordable Housing provision, I have updated the requested unit size mix accordingly in order to meet the demonstrable needs of the community most appropriately. With these amendments in mind, an indicative mix which would reflect current need would be:

Affordable Rented (7):

2 units - 1 bed / 2-person (house-style maisonette) flats

3 units – 2 bed / 4 person houses

2 units - 3 bed / 6-person house

First Homes (3):

2 units - 2 bed / 4-person house

1 unit - 3 bed / 5-person house

Shared Ownership (1):

1 unit – 2 bed / 4-person house

However, I would welcome the opportunity to discuss and review the unit size mix as the proposals develop.

M4(2) Units and Associated Parking:

As highlighted in previous comments, there is a demonstrable need for adapted housing in the Alderbury and Salisbury areas. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of Affordable units are provided as adapted units in order to help meet this need. Following the reduction in Affordable units from 19 to 11, our request for M4(2) units has also reduced from 2 to 1. It is therefore requested that the 1 x 1-bed ground floor flat is built to M4(2) standards in order to meet this request.

It should also be noted that parking spaces for M4(2) units are expected to meet the required standard with respect to location and width.

WC Climate Team – No objection subject to conditions

Conditions to be imposed:

Final details at Reserved Matters Stage of the following:
Updated Sustainable Energy Strategies;
Embodied Carbon Assessment;
Low-Carbon and Energy Renewable Technologies;
Electric Vehicle Charging Points;
Cycle Parking

WC Public Open Space – Comments received stating:

Using the dwelling mix provided I have calculated the requirement for 47 dwellings to be 700m² of open space and 525m² of play. If this provision is not fully or partially met on site a contribution for open space for this size development is £24,409, and £75,600 play to be provided. The development also generates a requirement for 3150m² of sports pitches which equates to an off-site contribution of £31,500. I have contacted the Council's Leisure Strategy Infrastructure Officer to provide details of the target site for this contribution. Any on-site Equipped Play would need to be provided as per the Wiltshire Council Play Specification. All on-site POS and Equipped Play needs to be secured and managed in perpetuity. Wiltshire Council will not adopt the on-site POS or Equipped Play.

WC Public Rights of Way – Comments received stating:

This development should include a link out on to Junction Road. I will contact the Longford Estate to see if they are amenable to ALDE20 being extended further along Junction Lane to make sure that we have a route available as a Public Highway. This will allow the quickest and quietest route to the Primary school. ALDE20 between Junction Road and Firs Road should be surfaced to Wiltshire Council's adoptable specification. This work could be done under a 278 agreement, or a contribution taken under the section 106 agreement to cover the cost of this work.

WC Landscape – No objection with comments received stating:

This site is similar to a case we had at Widham Farm, Purton (PL/2021/06918) that was allowed at appeal (APP/Y3940/W/24/3347445) last year. The application was for mixed use development on a 4.2ha site with existing residential development on 3 boundaries and along the 4th a railway line. Although the site was technically 'open countryside' it had no direct connection to the wider landscape, and landscape and visual effects were limited and localised. The site at Alderbury is surrounded by residential development on 3 sides and the A36 along the north. It comprises an agricultural field of neutral grassland, with a central wet copse, broadleaf woodland, and intact boundary hedges with trees. The site is not a nationally designated landscape but is washed over with the local designation Special Landscape Area (SDLP C6) and as noted within the accompanying Landscape and Visual Appraisal (LVA) the site is not a 'Valued Landscape'. It is inevitable that development on a greenfield site will lead to a loss of agricultural land and a change of character to urban residential. When this takes place in the open countryside it can have a negative urbanising influence over the wider landscape. In this case there is already an urban influence on the site due to the direct connection to the urban edges of the village. If the development was permitted there would be no further influence on the wider landscape due to presence of the A36 which severs the landscape and visual connection. The submitted landscape strategy and the embedded mitigation demonstrates the development can deliver landscape conservation and enhancements, whilst achieving a pleasant environment for new housing. The plans reflect well the principles outlined in the adopted Wiltshire Design Guide. There are no PROWs crossing the site so any views in to the site are limited and localised.

WC Tree Officer – Objection with comments received stating:

The indicative layout of the site is fairly sympathetic of the existing trees, however, there are two causes for concern that need to be addressed. The strip of wooded land that extends of to the west (to Clarendon Road) is included within the red line but is not mentioned in the Arb Impact Assessment (AIA). If there is any form of development within this area it will need to be covered by the AIA. Secondly, the location of plot number 28, with a line of trees in close proximity on the north and south side, is likely to lead to future pressure to reduce/remove trees to provide reasonable/acceptable living conditions. This creates an ongoing problem for any future occupier so it is better to find a more suitable layout, considering the tree constraints, at the planning stage.

Natural England – Objection with comments summarised as:

Given the harm to priority habitats that will inevitably result from the proposals and given the opportunities for avoiding losses by meeting the need for additional housing elsewhere, including potentially on adjacent alternative land within the same ownership, Natural England recommends that the current application be refused.

Please refer to Appendix 2 for full comments.

Third party representations – 98 x letters of objection with comments received separated and summarised into the following:

- Development outside of the settlement boundary and overdevelopment of Alderbury with further expansion setting an undesirable precedent;
- Flood risk, drainage and waterlogged ground conditions with concerns about whether the submitted drainage strategy can be relied on in practice;
- Ecology, biodiversity and loss of habitat with objections received stating the mitigation and biodiversity net gain would not adequately replace the existing habitat value of the site;
- Traffic, highway safety and accessibility with concerns about additional traffic through Alderbury, pressure on Southampton Road and the A36 corridor;
- Impact on neighbouring resident amenity particularly on Junction Road, Oakwood Grove and Bracken Close with concerns regarding overlooking; loss of privacy; visual intrusion; noise and lighting;
- Concerns over the findings of the submitted landscape information not reflecting the relationship with existing homes;
- Loss of countryside, open space and village character with the site described as an important open edge of village space which contributes to the rural character of Alderbury. The proposal would urbanise the settlement edge and erode the relationship between Alderbury and the surrounding countryside;
- Pressure on local infrastructure and services with objections referring to local services such as GP surgeries, schools, roads and public transport already at full capacity;
- Cumulative impacts of multiple developments within Alderbury with reference to the developments at Wagtails;
- Potential future expansion onto adjoining land with several concerns expressed about the layout facilitating further development of adjacent land;
- Concerns regarding the potential harm to wildlife, privacy of nearby residents by the proposed pedestrian route to Clarendon Road;
- Lack of swift bricks and built-in biodiversity enhancements;

- Access to the Allotments, car parking and future maintenance of boundary management;
- Concerns over agricultural access to adjoining farmland

ASSESSMENT

Principle of development

At the heart of the NPPF is a presumption in favour of sustainable development and the Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability. This means focusing growth around settlements with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner. A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. The application site lies outside of a defined settlement boundary albeit abutting the settlement boundary of Alderbury, and therefore, for the purposes of the local plan, is within the open countryside. This shown in the snippet of settlement boundary map below. The black line denotes the settlement boundary:



The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new

development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

It is evident that the site subject to this application is outside of the defined settlement boundary of Alderbury, albeit that the site abuts this boundary as previously shown.

Core Policies CP1 and CP2 form the settlement strategy for the Wiltshire Core Strategy (WCS). In line with NPPF, this directs development towards the more sustainable settlements and locations, including housing development. Core Policy CP1 of the WCS identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

New homes will be developed in sustainable locations in conformity with the distribution set out within the policy, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these. Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

Other than in circumstances as permitted by other policies within the Wiltshire Core Strategy, (as identified in paragraph 4.25 - summary below), new housing/residential development will not be permitted outside the limits of development, as defined on the policies maps. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

Paragraph 4.25 exceptions criteria comprise:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

The current proposal is located outside, but adjacent to, the settlement boundary for Alderbury, which is classified as a Large Village. Large Villages are considered to have the ability to support modest levels of growth. The application proposal therefore relates to residential development on a site that is not within the settlement boundary.

Core Policy 2 sets out the delivery strategy for growth for the period 2006 to 2026 and aims to distribute development in a sustainable manner. Within the defined limits of development for settlements there is a presumption in favour of permitting sustainable development. Development proposals outside these defined limits are not supported, except in certain specified circumstances set out in paragraph 4.25 of the WCS, none of which apply in this case. The policy emphasises that the limits of development may only be altered through the identification of sites for development through subsequent Site Allocations DPDs and neighbourhood plans.

Core Policy 23 anticipates that approximately 615 new homes will be delivered over the plan period 2006 to 2026, with 190 being directed to Downton and the remaining 425 within the wider Community Area. The latest Housing Land Supply Statement, which was published in June 2026, shows that 626 homes have been completed, with 15 identified as being

deliverable by 2025-2026. As such, the proposal to deliver a further 28 homes within Alderbury would exceed the planned level of supply in the Southern Wiltshire Community Area by excess of approximately 216 dwellings.

In terms of considering how much weight to apply the housing policies of the WCS, the extent of the lack of five-year housing supply is considered. The higher the shortfall, the greater the need for additional unplanned housing sites to meet this need.

The NPPF does not specify how much weight should be afforded to policies that are 'out-of-date' due to a lack of five-year supply of housing. As such it is a matter for the decision-maker to judge the particular circumstances of each case, and how much weight should be given to out-of-date policies related to the delivery of housing.

The Council must consider and determine the application against NPPF paragraph 11d, where there is a presumption in favour of supporting new housing and only refuse such applications where the adverse impacts of allowing the development "*would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole*".

The National Planning Policy Framework

The NPPF 2024 supports the provision of housing including affordable housing as outlined in Chapter 5, which is also one of the aims of the key policies of paragraph 11d footnote 9, as outlined in paragraphs 66 and 84. It also requires that development proposals are sustainable in locational terms, with suitable access to services, facilities, and transport options. Proposals should contribute to the creation of well-connected, resilient communities and avoid isolated or unsustainable patterns of development.

5 Year Housing Land Supply and the tilted balance

The Wiltshire Housing Land Supply Statement (published June 2026) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications for residential development.

The NPPF December 2024 requires LPA's to provide specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The accompanying Planning Practice Guidance at the same date changed the Government's standard methodology for calculating housing requirements. This resulted in a substantial increase in Wiltshire's five-year housing requirement compared to the previous calculation. As a result of this change of approach, the Council can currently demonstrate a 2.8 years housing land supply which represents a shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply.

It is acknowledged that currently the Council cannot demonstrate a 5 year housing land supply and therefore, the additional 28 dwellings proposed by way of this scheme is a consideration within the planning balance for the determination of this application. In this case, the proposed

development would provide 28 dwellinghouses, which in housing supply terms, would make a modest contribution towards addressing the shortfall.

Consequently, moderate weight is afforded to the fact that the Council is currently unable to demonstrate a five-year housing land supply and that the proposal would deliver up to 28 dwellings including 40% affordable housing. As such, the tilted balance under paragraph 11(d) of the NPPF is engaged unless policies relating to protected habitats provide a clear reason for refusal. The following sections of this report will assess the proposal against such matters.

Design, Scale and Landscape Impact including trees and PROW

Core Policy 57 aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

The Council's Urban Design Officer acknowledges that the revised submission represents a significant reduction in the scale of development compared with the earlier pre-application scheme, with substantially fewer dwellings and a reduced development footprint. The introduction of a continuous avenue of street trees along the principal access road is welcomed and addresses previous concerns regarding the lack of street planting.

However, concerns remain regarding the proposed street pattern. The layout continues to be based around a long cul-de-sac arrangement and does not demonstrate how the development could integrate with or facilitate a more connected street network in the future. Reference is made to Building for a Healthy Life guidance, which promotes connected and adaptable street patterns capable of future extension. The current layout does not appear to provide opportunities for a future vehicular loop or connected street arrangement should adjacent land within the wider ownership come forward for development. Furthermore, it is unclear whether the linear open space shown alongside the main access road would be protected from future development, raising concerns regarding the permanence of the current design approach.

As the application is submitted in outline form, detailed assessment of building appearance, architectural quality, scale and three-dimensional form is limited at this stage. The Urban Design Officer advises that previous design comments relating to character, built form, enclosure, overlooking and placemaking should be addressed through any subsequent Reserved Matters application. Whilst these matters do not currently form a reason for refusal, they are material considerations in the detailed design of any future development.

The revised scheme represents a notable improvement over the original submission. The reduction from 47 to 28 dwellings has allowed a lower density form of development and increased areas of retained open space and habitat. Development would continue the established frontage pattern along Southampton Road and would be arranged around a central access road extending into the site.

In urban design terms, the proposal would provide a coherent layout, acceptable separation distances, public open space and a logical relationship with the existing settlement. The retention of existing boundary vegetation and incorporation of landscaping would assist with integration into the wider settlement pattern. The proposal is therefore broadly consistent with Core Policy 57 and NPPF paragraph 135.

However, despite these improvements, the layout remains heavily constrained by ecological considerations. The revised arrangement continues to place built development within areas identified as species-rich lowland meadow and would leave retained habitat areas fragmented and isolated by residential development. Both Natural England and Wiltshire Council Ecology conclude that the revised layout fails to adequately address ecological concerns and these matters will be covered in more detail within the following sections of this report.

Core Policy 51 of the Wiltshire Core Strategy (WCS) requires that development protects, conserves, and where possible enhances the character and quality of Wiltshire's landscapes. In line with the NPPF and PPG, particular weight is given to proposals that may affect National Landscapes (formerly Areas of Outstanding Natural Beauty), locally valued landscapes, and the sensitive edges of settlements. WCS Policy CP57 and the adopted Wiltshire Design Guide SPD (2024) provides further guidance on integrating development into the landscape. The Council's Green & Blue Infrastructure Strategy (2022–2030) also supports the protection and enhancement of landscape character.

Also of relevance is saved policy C6 of the Salisbury District Local Plan that states:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

- (i) the siting and scale of development to be sympathetic with the landscape; and
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Referring to landscape impacts by way of this outline proposal, comments received from the Landscape Officer raise no objection in principle. The Landscape Officer advises that the site is enclosed by existing residential development on three sides and the A36 to the north, resulting in an established urban influence on the site and its setting. The site comprises neutral grassland with a central wet copse, areas of broadleaf woodland and mature boundary hedgerows with trees. Whilst the land falls within the locally designated Special Landscape Area, it is not a nationally designated landscape and the submitted Landscape and Visual Appraisal concludes that it does not constitute a "Valued Landscape".

Within the received comments, it is acknowledged that development of a greenfield site will inevitably result in the loss of agricultural land and a change from a rural to a residential character. However, in this case the effect on the wider countryside is considered limited due to the site's relationship with the existing built edge of Alderbury and the presence of the A36, which provides a strong physical and visual boundary that restricts wider landscape effects.

As a consequence, the development is not considered likely to create a significant urbanising impact beyond the setting of the immediate site context.

The submitted Landscape Strategy and proposed mitigation measures are considered capable of conserving and enhancing landscape features whilst creating an attractive setting for residential development. The proposals are considered to reflect the principles of the Wiltshire Design Guide and would retain and reinforce existing landscape structure through boundary vegetation and additional planting. There are no Public Rights of Way crossing the site and therefore public views into the site are limited and localised. Overall, no significant landscape objection is raised to the development by the Council's Landscape Officer.

An existing public right of way (ALDER20) runs along Junction Road and links to Firs Road. The Council's Public Rights of Way Team have no objection in principle to this proposal but recommend that the development should provide a pedestrian connection to Junction Road to improve connectivity in the immediate area. These proposed works could be secured through a Section 278 Agreement or through a financial contribution secured via a Section 106 Agreement associated with any consent for this scheme.

Officers note the concerns received from the Council's Tree Officer which primarily relate to the woodland strip towards Clarendon Road and Plot 28 as shown on the indicative site plan. The Council's Tree Officer advises that the indicative layout has been designed in a manner generally sympathetic to the retention of existing trees. Whilst concerns have been raised regarding the relationship between Plot 28 and adjacent trees, together with the omission of the wooded strip adjoining Clarendon Road from the Arbroicultural Impact Assessment, these matters are considered capable of being addressed through the detailed design process at Reserved Matters stage. Subject to an appropriately detailed Arbroicultural Impact Assessment, Tree Protection Plan and Arbroicultural Method Statement accompanying any Reserved Matters submission, it is not considered that the issues raised warrant refusal of the outline application.

Amenity Impacts including Archaeology

Core Policy 57 of the WCS also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Point vii of Core Policy 57 of the Wiltshire Core Strategy requires new development to have regard to the compatibility of adjoining buildings and uses, regard to the impact on the amenities of existing occupants, and ensure that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The above policies include considering the impacts on privacy, light, outlook and noise for both existing and future occupants.

A number of third party comments have been received during the consultation periods of this planning application regards the impact of the scheme on amenity and these have been taken

into account. Concern was raised regarding loss of privacy, overshadowing and loss of daylight due to the proximity of the site to nearby residential dwellings located within Junction Road, Southampton Road, Bracken Close and Oakwood Grove.

The application is submitted in outline form with all matters reserved except access and therefore the precise siting, orientation, scale, height and design of the proposed dwellings are not under consideration at this stage. Nevertheless, the indicative layout demonstrates that the proposed development can be accommodated within the site whilst maintaining reasonable separation distances from existing residential properties adjoining the site boundaries. Particular consideration has been given to properties adjoining the site along Southampton Road, Junction Road, Oakwood Grove and Bracken Close. The revised scheme has reduced the number of dwellings from 47 to 28 units and increased the extent of retained open space and landscape buffers around the site. The Planning Statement confirms that the amended layout increases separation distances to properties along Junction Road and retains significant areas of open land, woodland and vegetation between existing and proposed development. A Noise Impact Assessment (NIA) undertaken by Jameson Acoustics has been submitted with this application that has been assessed by the Council's Public Protection Team and no objection raised subject to the imposition of conditions onto any consent around the works being carried out in accordance with the recommendations within this NIA around good acoustic design and land contamination matters.

Given the outline nature of the application, and notwithstanding the received third party comments, it is not considered that a definitive assessment of overlooking, loss of privacy, overbearing impact or loss of light can be undertaken at this stage. However, the indicative layout suggests that these matters could be satisfactorily addressed through the detailed design process at Reserved Matters stage. Appropriate separation distances, dwelling orientation, landscaping and boundary treatments can be secured through the subsequent approval of layout, scale and appearance.

Whilst existing residents would inevitably experience a change in outlook arising from the development of the presently open field, such a change is not in itself sufficient to justify refusal. On the basis of the information submitted, it is considered that the proposal would not result in unacceptable harm to the living conditions of neighbouring occupiers and the amenity impacts are capable of being satisfactorily addressed through the Reserved Matters process. The proposal is therefore considered capable of complying with Core Policy 57 of the Wiltshire Core Strategy and paragraph 135 of the NPPF.

In regard to archaeological impacts by way of this development proposal, the Council's Archaeology Team initially advised that the application should not be determined until the results of a geophysical survey had been submitted, in order to establish whether any buried archaeological remains were present within the site. A geophysical survey was subsequently undertaken by Cura Terrae in March 2025. The survey identified no anomalies of definitive archaeological origin.

As such, the submitted archaeological evidence indicated a low potential for significant archaeological remains within the site and no objection was raised by the Council's Archaeology Team to the principle of development subject to, the imposition of an

appropriately worded archaeological investigation and mitigation condition. It is therefore considered that the proposal complies with Core Policy 58 of the Wiltshire Core Strategy and the heritage objectives of the NPPF.

Ecological Impact including the loss of priority habitat, Protected Species; River Avon/Test SAC, New Forest SPA and BNG

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

For the purposes of this report, comments received from the Council's Ecologist are provided as appendix 1 and comments received from Natural England are provided as appendix 2.

Paragraph 193 of the NPPF states:

193. When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The mitigation hierarchy as referred to in the NPPF paragraph above is a fundamental planning and ecological principle embedded within the NPPF and Core Policy CP50 of the WCS. It requires biodiversity impacts to be addressed in a strict order:

1. Avoid the impact.
2. Mitigate impacts that cannot be avoided.
3. Compensate for residual impacts as a last resort.

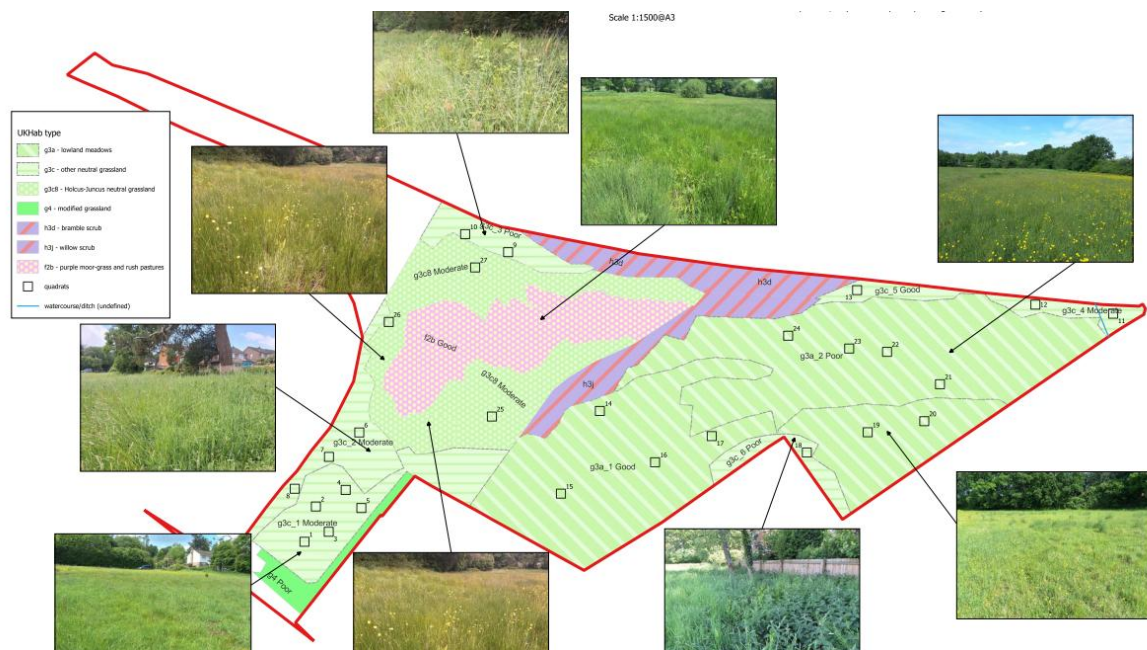
Also of relevance to this proposal is Section 41 of the Natural Environment and Rural Communities Act 2006 which identifies habitats and species of "principal importance" for the purpose of conserving biodiversity in England of which Lowland meadow is one of those

priority habitats.

Whilst the efforts of the applicant/agent in attempting to address the original concerns raised by the Council's Ecology Team and Natural England are noted, an objection to this development proposal is still maintained by these statutory consultees. The following provides a breakdown of these objections.

The loss of priority habitat and protected species

The site contains approximately 2.066ha of lowland meadow priority habitat together with areas of purple moor grass and rush pasture priority habitat. Both are habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. Below is an extract taken from the submitted Grassland Assessment undertaken that identifies the different types of grassland areas with the red line of the application site. The purple moor grass and rush pasture are denoted by the area denoted in pink.



Whilst the amendments to the scheme are noted, including a reduction in housing numbers and increased habitat retention, concerns remain from an ecological viewpoint that the development would result in the loss, fragmentation and potential long-term degradation of a significant area of priority lowland meadow habitat. Notwithstanding the additional information provided by the agent/applicant, it is considered that insufficient information has been provided to demonstrate compliance with Core Policy 50, particularly in relation to achieving no net loss of biodiversity and maintaining ecological networks.

Reviewing the submitted consultee response from the Council's Ecology Officer on this matter, the response advises that:

- The site contains extensive areas of lowland meadow and rush pasture priority habitat, together with veteran trees, woodland, hedgerows and habitats supporting a range of protected species;

- Although habitat retention and off-site compensation proposals are welcomed, the loss of lowland meadow remains significant and concerns persist regarding habitat fragmentation, hydrological changes, recreational impacts and long-term management of retained habitats;
- Additional information is required regarding impacts on bats, reptiles and invertebrates, together with further evidence that the proposed compensation and habitat creation measures can be successfully delivered and maintained in perpetuity;
- A Statement of Achievability is required to demonstrate that off-site lowland meadow creation is feasible and capable of delivering the anticipated biodiversity outcomes;

Comments on this matter from Natural England are summarised as follows:

Natural England considers the site to be of high ecological value, containing approximately 2ha of lowland meadow priority habitat together with areas of rush pasture and associated ecological features. Whilst amendments have reduced the scale of impact, Natural England concludes that the development would still result in significant loss and fragmentation of priority habitat, with likely deterioration of retained meadow areas over time.

Natural England advises that:

The proposed habitat compensation measures, including turf translocation and meadow creation, are unlikely to adequately compensate for the loss of established species-rich grassland and should only be considered as a last resort. Significant concerns remain regarding impacts on protected species, including dormice, bats, reptiles and invertebrates, and further survey information is requested. In light of the substantial biodiversity harm and the apparent availability of less harmful alternative development areas within the wider landholding, Natural England considers the proposal is contrary to paragraph 193 (a) of the NPPF and recommends that planning permission be refused.

Also as identified within the submitted information and consultee responses from the Council's Ecology Team and Natural England, the site supports populations of dormice, bats and reptiles. The information provided has addressed original concerns around the impact of the works to these protected species. Conditions imposed onto any consent as outlined by the Council's Ecologist that provide a lighting scheme to ensure the riparian corridor that runs from east to west in the north east section of the site is maintained for bats; a CEMP to include specific reptile and dormouse mitigation strategies during any construction works.

However, the loss of a significant area of priority lowland meadow habitat by way of the development proposal is a significant concern to officers. Whilst it is noted that habitat compensation and biodiversity net gain are proposed through habitat creation within adjoining land to the north, both Natural England and the Council's Ecologist consider insufficient evidence has been provided to demonstrate that the proposed compensation can successfully recreate the ecological value of the existing species-rich meadow habitat; or will be secured and maintained in perpetuity. This is contrary to the requirements of Core Policy CP50 and paragraph 193 of the NPPF.

Officers note Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- i. No net loss of local biodiversity resource and;
- ii. Secure the integrity of local ecological networks

As from the consultee responses from the Council's Ecology Team and Natural England, insufficient information has been provided to demonstrate that no net loss to these priority habitats will occur. Furthermore, the proposal to fragment the retained priority habitat does not support the retention of local ecological networks. Whilst it is clearly evident that the scheme has been amended to take account of the priority habitat rush pasture and reduce the loss of the lowland meadow habitat, part of the proposal is still to be constructed on the most floristically diverse section of lowland meadow.

Concern remains that retained priority habitats could be degraded over time as a result of changes to site hydrology, soil compaction and increased recreational pressures. Insufficient evidence has been provided to demonstrate how these habitats would be protected, managed and retained in favourable condition in perpetuity. While the proposed off-site compensation land to the north is welcomed in principle, insufficient information has been submitted to demonstrate that the creation of replacement lowland meadow habitat is achievable or that it would successfully compensate for habitat losses on the application site. Further information in the form of a detailed Statement of Achievability as outlined by the Council's Ecologist assessing baseline site conditions, constraints, habitat suitability, establishment methods, long-term management and delivery arrangements, to demonstrate that the proposed habitat creation can be successfully established and maintained is required.

It is noted that Core Policy 50 requires habitat compensation to be a last resort, with avoidance of impacts being the preferred approach. Although the compensation strategy includes meadow translocation and habitat creation measures, the establishment of species-rich lowland meadow is complex and requires specialist management. In the absence of robust evidence and detailed management proposals, the Council cannot be satisfied that the compensation habitat would be successfully delivered or maintained in perpetuity.

Consequently, notwithstanding amendments to the scheme, the proposal is still considered likely to result in significant adverse effects on lowland meadow habitat through loss, fragmentation and degradation.

River Avon/Test SAC and New Forest SPA

The development site lies within the River Avon SAC phosphorous catchment, the River Test SAC nitrogen catchment and the New Forest SPA/Ramsar Sites. Comments from the Council's Ecology Team on these matters state:

The submitted nutrient calculation calculated a total phosphorus budget of 3.18 kg TP/year pre 2030 and 0.79 kg TP/year post 2030. The budget has been approved by Wiltshire Council. The applicants proposed mitigation will be via a bespoke scheme involving the upgrade of a septic tank at Gray Manor Hotel, Cholderton to a PTP system, the details of which are to be finalised. All bespoke nutrient mitigation schemes must be approved by Natural England (Charged environmental advice service request form - GOV.UK) and the LPA prior to the commencement of development.

No additional information has been submitted and therefore it is anticipated that the applicant chooses to progress without securing mitigation at permission stage. Nutrient neutrality however must be secured before any development can lawfully commence, via a legal agreement. If the applicant elects to pursue this route, it should be noted that the planning permission will neither secure bespoke mitigation nor reserve any Council phosphorus credits.

Consequently, there remains a risk that adequate mitigation may not be available, which could prevent the development from lawfully commencing. A bespoke AA must be prepared and sent to NE, the application must not be determined until NE have endorsed the AA. This can be completed once all other objections are removed. In order for the council to fulfil its monitoring responsibilities. A nutrient monitoring contribution will be required and secured via a separate legal agreement.

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

The site sits within the River Test Catchment and although foul water will discharge into the Salisbury Petersfinger WWTW in the Avon Hampshire Catchment, surface water will drain into the Test Catchment. 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.

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. 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 ([NE776 Edition 5 Nutrient Neutrality and Nutrient Mitigation.pdf](#)) 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.

A nitrogen budget has been submitted. The nitrogen budget is in line with Natural England's advice and it is agreed that the development will be nitrogen neutral and no mitigation is required. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of 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 £600 (plus legal and admin 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). 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 £660 per dwelling / tourism unit (plus legal and admin 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.

Whilst matters around the River Test SAC nitrogen catchment have been addressed, it is noted in regard to the River Avon SAC phosphorous matter, the required Appropriate Assessment (AA) has not been undertaken due to the outstanding other ecological matters referred to within this report. Whilst there is not an objection raised on this matter providing the bespoke mitigation is secured, this matter cannot be resolved until the required AA has been undertaken, endorsed by Natural England and secured by the appropriate legal agreement mechanisms. In the absence of the required legal agreement mechanisms, the Local Planning Authority as the competent authority cannot conclude beyond reasonable scientific doubt that the proposal would not adversely affect the integrity of the River Avon SAC, New Forest SAC/SPA/Ramsar sites and other relevant European designated sites. As such, it is considered that the proposal is contrary to Core Policy CP69 of the WCS and the relevant NPPF paragraphs.

Biodiversity Net Gain (BNG)

Comments received from the Council's Ecologist in regard to BNG state the following:

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. An updated statutory metric calculation (BNG Assessment. August 2025. Andy Warren) confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

On-site pre-development (baseline) biodiversity value	61.90 Habitat units
	9.02 Hedgerow units
	4.22 Watercourse units
Are there any irreplaceable habitats on-site?	Yes
Has any habitat degradation occurred?	No

The current baseline is not accepted. Lowland meadow in the baseline strategic significance should read 'Location ecologically desirable but not in local strategy'. This should be amended prior to approval of the baseline. It is noted that the Wiltshire and Swindon Local Nature Recovery Strategy supports the creation, retention and enhancement of woodland on site. This is welcomed along the riparian corridor.

The proposed BNG is considered 'significant' due to:

- i. the scale and nature of the application (major);*
- ii. units required (86.79 units), and*
- iii. the BNG proposed (including medium and high distinctiveness habitats of lowland meadow, woodland and scrub).*

A Habitat Management and Monitoring Plan (HMMP) will be required, and should be secured via condition. In order for the council to fulfil its BNG monitoring responsibilities, a Biodiversity Net Gain Onsite 30 year Monitoring Fee must be secured through a Section 111, Section 106 or Unilateral Undertaking at the time of permission with contributions secured prior to commencement.

In order for the council to fulfil its monitoring obligations, the BNG monitoring fee would be £12,000 plus legal fees payable on commencement of development.

Although achieving net gain is a post determination matter it is noted that BNG gains are proposed to be provided off site in a parcel of land to the north. Although the metric demonstrates that the necessary gains can be achieved, the proposals included cannot be assessed fully until further information has been provided in support of the Statement of Achievability as discussed above.

Offsite BNG

It is intended that a parcel of land to the north of the site 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 items 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.

The Council's Ecologist advises that insufficient information has been provided to demonstrate compliance with Core Policy CP50 of the WCS in that the proposed Biodiversity Net Gain strategy can be successfully delivered and maintained in the long term. Whilst the submitted metric indicates that the required biodiversity gains could be achieved, the baseline

assessment requires amendment and the proposed off-site habitat creation and enhancement measures have not been supported by sufficient evidence to demonstrate their achievability. In particular, the applicant has failed to provide adequate information to show that the proposed lowland meadow creation and compensation habitats can be established, managed and secured in perpetuity. As a result, the Local Planning Authority cannot be satisfied that the development would deliver the required biodiversity gains or adequately compensate for the loss of existing priority habitat.

In summary of the matters outlined above, the Council's Ecologist and Natural England maintain an objection to the proposal on the grounds that insufficient information has been provided to demonstrate compliance with Core Policy 50 of the Wiltshire Core Strategy. The development would result in the loss, fragmentation and potential degradation of a significant area of priority lowland meadow habitat, and the application has failed to demonstrate that the proposed compensation measures as outlined in paragraph 193 of the NPPF and Biodiversity Net Gain measures can be successfully delivered, managed and maintained in perpetuity. In particular, insufficient evidence has been provided to demonstrate that the proposed off-site habitat creation would adequately compensate for the loss of existing priority habitat or safeguard the integrity and connectivity of local ecological networks. Furthermore, whilst the submitted phosphorus budget for the River Avon SAC has been accepted in principle and a bespoke mitigation strategy has been identified, the required nutrient mitigation has not yet been finalised, a bespoke Appropriate Assessment remains to be completed and endorsed by Natural England, and the necessary mitigation and monitoring measures have yet to be secured through legal agreement. As such, the Local Planning Authority cannot be satisfied that the proposal would achieve no net loss of biodiversity, maintain ecological networks, or avoid adverse effects on the integrity of internationally designated habitats these being the River Avon SAC and the New Forest SPA Ramsar sites, contrary to the objectives of Core Policies CP50 and CP69 of the WCS and the Habitats Regulations. As a result, as per footnote 7 of the NPPF, the tilted balance is not engaged.

Access, Highway safety/parking

Core Policy CP61 of the WCS seeks to ensure development provides safe access and does not unacceptably impact the highway network.

The full comments from the Highways Officer to this amended proposal are detailed below in *italic* and in principle, raise no objection to this development proposal subject to this imposition of several conditions onto any consent. Please refer to the consultee response section of this report for the suggested conditions.

I refer to the further revised plans received in respect of the above outline application, with all matters reserved expect for access. The revised application is supported by an updated Transport Assessment, Design & Access Statement and Planning Statement, all dated April 2026.

Access

The proposed site access is shown on Drawing No. B/WALDERBURY.1/01 Rev D (Appendix E of the Transport Assessment, April 2026) and comprises:

- 6.0m wide carriageway
- 6.0m kerb radii
- 2.0m wide footways on both sides
- Visibility splays of:
 - o 2.4m x 55m to the south-east (based on 85% ile measured speeds of 35.7mph)

o 2.4m x 52m to the north-west (based on 85% ile measured speeds of 34.3mph)

These splays are appropriate for the recorded vehicle speeds and are consistent with the guidance set out in Manual for Streets. The form of access has previously been accepted by the Highway Authority for a larger development quantum, and therefore its acceptability to serve a reduced development of up to 28 dwellings is confirmed. Swept path analysis demonstrates that the access can accommodate refuse and emergency vehicles, which is acceptable. The proposed access arrangements provide a safe and suitable means of access in accordance with the National Planning Policy Framework.

Site Layout

Whilst detailed layout is not for consideration at this stage, the indicative layout shows lengths of carriageway exceeding 70m without horizontal deflection. This is unlikely to assist in achieving low vehicle speeds (circa 20mph) as set out in Manual for Streets. Appropriate changes in horizontal alignment and traffic calming measures should be incorporated at the reserved matters stage to ensure a safe internal layout. I would also advise that the plan should be of a recognised scale of 1:500.

Transport Assessment

The submitted Transport Assessment (April 2026) reflects the reduced scale of development. It is acknowledged that the traffic survey data (November 2023) is no longer current. However:

- *The proposed development has reduced significantly in scale;*
- *Trip generation has correspondingly decreased;*
- *There has been no evidence of material change to baseline highway conditions.*

The development is forecast to generate:

- *14 two-way vehicle trips in each peak hour (approximately one vehicle every 4 minutes).*

This level of traffic is considered to have a negligible impact on the local highway network and would not result in a severe cumulative impact.

Improvements to Footway

To ensure safe and suitable pedestrian access, improvements are required to the existing footway along Southampton Road.

- *Length: approximately 164m*
- *Minimum width: 2.0m*
- *Extent: between the site access and Junction Road*

This can be delivered within the extents of the existing highway, as shown hatched on the extract below. Provision should also include appropriate crossing facilities linking to the southern side of Southampton Road. These works shall be secured via a Section 278 Agreement.



Public Transport Contributions

The development will increase demand for local public transport services. A financial contribution of £8,000 is required towards the provision of a Real Time Information (RTI) display at the westbound bus stop adjacent to the site. This contribution is:

- *Necessary to support sustainable travel*
- *Directly related to the development*
- *Fairly and reasonably related in scale and kind and therefore complies with Regulation 122 of the Community Infrastructure Levy Regulations.*

Travel Plan

A Residential Travel Plan Statement (Mayer Brown, April 2026) has been submitted and reviewed. Given the scale of the development, a Travel Plan Statement is considered proportionate. The document sets out:

- *Baseline accessibility*
- *Measures to promote walking, cycling and public transport*
- *Initiatives to reduce reliance on the private car*

The principles and measures are considered acceptable and should be secured by condition.

Construction Phase

A Construction Management Plan is required to ensure that the impact of construction traffic on the local highway network is appropriately managed. This shall include:

- *Parking and loading arrangements*
- *Routing of construction traffic (where necessary)*
- *Measures to control mud, dust and debris*
- *Protection of the highway and surrounding environment*
- *Pre- and post-construction highway condition surveys*

Summary and Recommendations

The proposed development has been assessed in the context of:

- *Its reduced scale*
- *The submitted technical evidence*
- *Applicable national and local policy*

It is considered that:

- *A safe and suitable access can be achieved;*
- *The traffic impact of the development is limited;*
- *Appropriate mitigation can be secured;*
- *Sustainable transport measures are proportionate and deliverable.*

As outlined above, the Council's Highway Officer assessing this proposal raises no objection to the amended scheme. The proposed access from Southampton Road, comprising a 6m carriageway, pedestrian footways and visibility splays based on observed traffic speeds, is considered capable of providing a safe and suitable means of access. The access has previously been accepted for a larger development and swept-path analysis confirms it can accommodate refuse and emergency vehicles.

The submitted Transport Assessment demonstrates that, following the reduction in the scale of development to 28 dwellings, the traffic impact would be limited, generating approximately 14 two-way vehicle trips during peak hours. The Highway Officer considers that this level of traffic would have a negligible effect on the local highway network and would not result in a severe cumulative impact to justify the refusal of planning permission.

Whilst the detailed internal layout is reserved for future consideration, the Highway Officer has advised that traffic calming and horizontal deflection measures should be incorporated at the reserved matters stage to assist in achieving low vehicle speeds. To improve pedestrian accessibility, a 2m-wide footway is required along Southampton Road between the site access and Junction Road, together with appropriate crossing facilities. These works are to be secured through a Section 278 Agreement. An £8,000 contribution is also sought towards the provision of a real-time passenger information display at the nearby bus stop to support sustainable transport objectives. A Residential Travel Plan Statement is considered acceptable and can be secured by condition. A Construction Management Plan is also recommended to control the effects of construction traffic and protect the local highway network.

Overall, the Council's Highway Officer is satisfied that a safe and suitable access can be achieved, that the traffic impacts of the proposal are acceptable, and that appropriate mitigation measures can be secured through planning conditions and legal agreements.

As the site is within the vicinity of the A36 public highway that forms part of the Strategic Road Network, National Highways have been consulted on this development proposal. If the Local Planning Authority are minded to grant planning permission for this development proposal, a response of no objection subject to the imposition of a condition requiring a detailed surface water drainage strategy is recommended by National Highways.

Subject to the imposition of the suggested conditions by the Council's Highways Officer and National Highways, officers consider the development proposal adheres with the requirements of Core Policies CP60 and CP61 of the WCS.

Flooding/Drainage

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner. The Local Planning Authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner. Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure. Of relevance to this is Core Policy CP67 (Flood Risk) of the WCS.

Comments received from the Council's Drainage Team to this proposal state the following:

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors. The site is in Flood zone 1 and has a low risk of groundwater flooding and risk of surface water flooding of 1 in 1000. The applicant has re-consulted the LLFA with a revised Flood Risk Assessment and Drainage Strategy. The revised drainage strategy results in a degree of catchment transfer and does not achieve formal betterment over greenfield runoff rates; however, the discharge has been restricted to the Qbar rate of 1.8 l/s has been previously agreed as the LLFA are confident downstream flood risk will not be impacted. When considered alongside the significant reduction in development scale to 28 dwellings, the

associated reduction in impermeable area, and the provision of attenuation storage to accommodate up to the 1 in 100 year plus climate change event, it is not considered that the proposals will materially increase flood risk. The drainage strategy is acceptable in principle, subject to confirmation at the detailed design stage of exceedance flow routing and the incorporation of appropriate source control and interception SuDS measures, ensuring the development is not reliant solely on end-of-line attenuation.

A pre-commencement condition recommending details of a surface water drainage scheme is to be imposed onto any consent. Subject to the imposition of such a condition requiring this detail, officers consider the scheme adheres to the requirements of Core Policy CP67 of the WCS.

Planning Balance/Conclusion

In determining this application, the Local Planning Authority is fully aware that if development accords with an up-to-date Local Plan it should be approved, and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is considered that the overall strategy of the Core Strategy to direct development to the most sustainable settlements remains desirable and accords with the objectives of the NPPF.

Paragraph 11 (d) and footnote 8 of the NPPF state that where a housing land supply cannot be demonstrated then, for applications including housing provision, the policies which are most important for determining the application should be considered out-of-date. As a result, the presumption in favour of sustainable development (often referred to as the 'tilted balance') should be applied and permission should be granted unless protection policies set out in footnote 7 of the NPPF apply, or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. As stated, on this occasion, the tilted balance is not engaged due to the likely harm to habitat including the loss of existing priority habitat and the unresolved matters around no net loss of biodiversity and the effects integrity on the internationally designated habitats of the River Avon SAC and New Forest SPA/Ramsar sites.

The large amount of comments received from members of the public and the Parish Council throughout the consultation process of this planning application are duly noted and have been carefully considered.

In undertaking the overall planning balance, significant weight is afforded to the benefits of the proposal, including the delivery of up to 28 dwellings, of which 40% would be affordable housing, at a time when Wiltshire Council is unable to demonstrate a five-year housing land supply. Moderate weight is also attributed to the absence of objections from the Highway Officer, National Highways, the Drainage Team, Landscape Officer and other technical consultees, which indicate that matters relating to access, highway safety, landscape impact, drainage and residential amenity are capable of being satisfactorily addressed.

However, substantial weight is attributed to the objections raised by both Wiltshire Council's Ecology Officer and Natural England. The proposal would result in the loss, fragmentation and potential degradation of a significant area of priority lowland meadow habitat and insufficient information has been provided to demonstrate that the proposed compensation and Biodiversity Net Gain measures can be successfully delivered, secured and maintained in perpetuity.

Paragraph 193 of the NPPF requires decision-makers to apply the mitigation hierarchy and states that where significant harm to biodiversity cannot be avoided, adequately mitigated or, as a last resort, compensated for, planning permission should be refused. In this case, both

the Council's Ecologist and Natural England consider that the loss of priority habitat has not been adequately avoided and that insufficient evidence has been submitted to demonstrate that the proposed compensation measures would successfully replace the ecological value of the existing habitat. As a consequence, the Local Planning Authority cannot be satisfied that the proposal would achieve no net loss of biodiversity resources or safeguard the integrity of local ecological networks, contrary to Core Policy 50 of the Wiltshire Core Strategy and paragraph 193 of the NPPF.

Furthermore, whilst progress has been made in relation to nutrient neutrality, the necessary mitigation strategy, Appropriate Assessment and legal mechanisms required to conclude that there would be no adverse effects on the integrity of the River Avon SAC and other relevant European sites have not been completed or secured, contrary to Core Policy 69 of the Wiltshire Core Strategy and the Conservation of Habitats and Species Regulations 2017 (as amended)

The Council's inability to demonstrate a five-year housing land supply means that the most important policies for determining the application are out-of-date. However, paragraph 11(d) of the NPPF is not engaged in this case because the proposal affects habitats sites protected under the Habitats Regulations and fails to demonstrate compliance with those requirements. The application therefore falls within the circumstances set out in footnote 7 to the NPPF, which provides a clear reason for refusing the development.

Accordingly, having regard to the Development Plan as a whole and all other material considerations, the benefits arising from the delivery of housing and affordable housing are insufficient to outweigh the identified ecological harm and unresolved Habitats Regulations issues. The proposal is therefore considered contrary to Core Policies 1, 2, 50 and 69 of the Wiltshire Core Strategy, the Conservation of Habitats and Species Regulations 2017 (as amended), and the National Planning Policy Framework, and planning permission is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason(s):

1. The proposed development would result in the loss, fragmentation and potential long-term degradation of a significant area of priority lowland meadow habitat, a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. Insufficient information has been submitted to demonstrate that the proposal would achieve no net loss of biodiversity resources, safeguard the integrity and connectivity of local ecological networks, or ensure that the proposed compensation and Biodiversity Net Gain measures can be successfully delivered, secured and maintained in perpetuity. The Local Planning Authority is not satisfied that the mitigation hierarchy has been appropriately applied and there is insufficient evidence to demonstrate that the biodiversity impacts can be adequately avoided, mitigated or compensated for. The proposal is therefore contrary to Core Policy 50 of

the Wiltshire Core Strategy and paragraph 193 of the National Planning Policy Framework.

2. The proposal is located within the River Avon Special Area of Conservation catchment and also falls within the 13.8km zone of influence for the New Forest SPA. Whilst a nutrient neutrality strategy has been identified in principle for the River Avon Special Area of Conservation catchment, the proposed mitigation measures have not been finalised or secured, a lawful Appropriate Assessment has not been completed and endorsed by Natural England, and the necessary mitigation and monitoring measures have not been secured through an appropriate legal agreement. The proposal is therefore contrary to Core Policy 69 of the Wiltshire Core Strategy, the Conservation of Habitats and Species Regulations 2017 (as amended), and paragraphs 193 and 195 of the National Planning Policy Framework.
3. In the absence of a completed S106 Legal Agreement or Unilateral Undertaking, the proposal fails to mitigate against its direct impacts and does not, therefore, satisfy the provisions of Policy CP3 (Infrastructure requirements) of the Council's adopted Core Strategy (January 2015), the councils adopted planning obligations DPD and the guidance given in the NPPF regarding planning obligations and the provision of sustainable development which mitigates its impacts, in respect of the following:
 - The provision of 40% affordable housing as required by Core Policy CP43 of the Wiltshire Core Strategy;
 - The provision of on-site open space and play areas and a contribution towards off site provision, along with arrangements for management of the play areas as required by Core Policy CP52 of the Wiltshire Core Strategy;
 - A provision for Waste management as required by Core Policy CP4 of the Wiltshire Core Strategy;
 - A contribution towards resurfacing on the local footpath network to meet the requirements of Core Policy CP62 of the Wiltshire Core Strategy;
 - A contribution towards bus stop improvements to meet the requirements of Core Policy CP62 of the Wiltshire Core Strategy;
 - A provision to secure the education contribution required to mitigate the impact of the development on local education infrastructure required by Core Policy CP3 of the Wiltshire Core Strategy;
 - A provision to secure the necessary biodiversity net gain and nutrient mitigation monitoring contributions to meet the requirements of Core Policy CP50 and CP69 of the Wiltshire Core Strategy;
 - A monitoring fee for the agreement as required by Core Policy CP3 of the Wiltshire Core Strategy.

INFORMATIVE TO APPLICANTS

1. Refusal reason 2 relates to the failure of the applicant to secure the necessary mitigation measures for the River Avon SAC and the New Forest SPA through an

appropriate mechanism. In the event of an appeal it may be possible to address this through a suitably worded Planning Obligation.

2. It should be noted that the third reason for refusal could be overcome following the submission of an acceptable proposal and the completion of a S.106 legal agreement which addresses each of the above points.
3. The documents and plans considered in reaching the above decision are as follows:

Application Form Date Received 30.04.26
Covering Letter Date Received 30.04.26
Planning Statement Date Received 30.04.26
Design and Access Statement Date Received 30.04.26
DWG No: P1365-RHP-ZZ-00-DR-A-1030 P2 Site Location Plan Date Received 05.11.24
DWG No: P1365-RHP-ZZ-00-DR-A-1200 P6 Indicative Proposed Site Plan Date Received 30.04.26
DWG No: 01 Rev D Access Plan Date Received 03.12.25
Air Quality Assessment undertaken by Logika Group Date Received 30.04.26
WSI for Archaeological Trial Trenching Dated June 2025 Date Received 30.04.26
Archaeological Desk Based Assessment undertaken by SLR Date Received 30.04.26
Landscape and Visual Appraisal with associated plans undertaken by BEA Landscape Design Ltd Date Received 30.04.26
Statutory Biodiversity Metric Date Received 30.04.26
Nutrient Neutrality Budget Calculator River Test SAC Date Received 30.04.26
Nutrient Neutrality Budget Calculator River Avon SAC Date Received 30.04.26
Noise Impact Assessment undertaken by Jameson Acoustics Date Received 30.04.26
Arbroicultural Impact Assessment undertaken by RPS Group Date Received 30.04.26
Biodiversity Net Gain Assessment undertaken by Beamsley Ecology Date Received 30.04.26
Mitigation Strategy undertaken by Beamsley Ecology Date Received 30.04.26
Sustainability Statement undertaken by Envision Date Received 30.04.26
Transport Statement undertaken by Mayer Brown Date Received 30.04.26
Travel Plan undertaken by Mayer Brown Date Received 30.04.26
Flood Risk Assessment and Drainage Strategy undertaken by Mayer Brown Date Received 30.04.26
Landscape Strategy Plans undertaken by BEA Landscape Design Ltd Date Received 30.04.26
Shadow Habitats Regulations Assessment undertaken by Nutrient Neutral Date Received 30.04.26
Dormouse Mitigation Strategy undertaken by Cotswold Wildlife Surveys Dated July 2025 Date Received 24.09.25
Bat Mitigation Strategy undertaken by Cotswold Wildlife Surveys Dated September 2025 Date Received 24.09.25
Reptile Mitigation Strategy undertaken by Cotswold Wildlife Surveys Dated July 2025 Date Received 24.09.25
BNG Metric Date Received 24.09.25
Ecological Impact Assessment undertaken by Cotswold Wildlife Surveys Dated September 2025 Date Received 24.09.25
Alderbury Grassland Assessment undertaken by Leppitt Associates Dated May 2025 Date Received 24.09.25
Botanical Composition Note by Andy Warren Date Received 25.02.25

Hydrological Survey undertaken by Nutrient Neutral Dated August 2025 Date
Received 15.09.25

Geophysical Survey Report undertaken by Cura Terrae Dated March 2025 Date
Received 22.05.25