

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	29/05/2026
Application number:	PL/2024/09976
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments
Site address:	Land off Southampton Road and Junction Road, Alderbury, Wiltshire
Case officer:	Joe Richardson

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	Objection - further information required
	Objection in principle
x	HRA required

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ecology	Habitat Regulations, NPPF, CP50	- Ecological parameters plan outlining habitats to be lost, those retained, created and enhanced. - Dormouse Mitigation Strategy-habitat retention/creation mapping - Bat Impact assessment and updated Mitigation Strategy - Reptile mitigation strategy detailed on the ecological parameters plan - Demonstration of no net loss of priority habitats under CP50 and detailed mitigation proposals	No- Insufficient information to demonstrate no net loss of priority habitats under CP50 No assessment of impacts on invertebrates and other associated groups with the loss of the meadow habitat
2	River Avon Hampshire Catchment – Nutrient Neutrality	Habitat Regulations	- Excel spreadsheets of the nutrient burden - Demonstration that mitigation strategy has been secured	YES- Bespoke strategy to be implemented prior to commencement. AA to be completed once other matters addressed

3	River Test-Nutrient Neutrality	Habitat Regulations	• Excel Spreadsheet of proposed Surface Water burden • Demonstration that mitigation strategy has been secured	Yes- Demonstration of nutrient neutrality evidenced via calculator
4	BNG	Environment Act 2021	• Updated BNG mapping to support the botanical surveys • Condition assessment sheets for habitats excluding those submitted in the botanical assessments • Assessment of habitat loss in line with the dormouse mitigation strategy • Updated metric to address metric errors due to loss of baseline habitat of very high distinctiveness.	No- Minor corrections to baseline to be implemented

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. November 2023. CWS
- BNG Assessment. November 2024. CEC Ltd
- Nutrient Neutral Assessment. October 2024. Nutrient Neutral
- The Statutory Biodiversity Metric. July 2024. Somerset Wildlife Trust Consultancy
- Soft Landscape Strategy (1 of 4) 22-125-01. Nov 2023. BEA Landscape Design Ltd
- Soft Landscape Strategy (2 of 4) 22-125-02. Nov 2023. BEA Landscape Design Ltd
- Soft Landscape Strategy (3 of 4) 22-125-03. Nov 2023. BEA Landscape Design Ltd
- Soft Landscape Strategy (4 of 4) 22-125-04. Nov 2023. BEA Landscape Design Ltd

Additional information submitted and reviewed January 2026.

- Reptile Survey Report and Mitigation Strategy. July 2025. Cotswold Wildlife Surveys
- Bat Mitigation Strategy. September 2025. Cotswold Wildlife Surveys
- Hazel Dormouse Mitigation Strategy. July 2025. Cotswold Wildlife Surveys
- Ecological Impact Assessment. September 2025. Cotswold Wildlife Surveys
- Notice of Planning Permission. December 2025. Test Valley Borough Council
- Grassland Assessment. May 2025. Leppitt Associates
- BNG Assessment. August 2025. Andy Warren

Further information submitted in support of the application:

- Ecology Consultation Response. April 2026. Beamsley Ecology
- Ecological Mitigation Strategy. April 2026. Beamsley Ecology
- Indicative Proposed Site Plan P1365-RHP-ZZ-00-DR-A-1200 P6. April 2026. RHP
- Landscape Strategy 22-125-01 to 03. November 2023. BEA Landscape Design

- Shadow Habitat Regulations Screening Report and Appropriate Assessment. April 2026/ Nutrient Neutral
- Nutrient Neutral Assessment and Mitigation Strategy. April 2026. Nutrient Neutral
- Statutory Biodiversity Metric. April 2026. Daniel Ross
- Natural England Nutrient Neutrality budget Calculator for the Solent Marine Sites
- Natural England Nutrient Neutrality budget Calculator for the River Avon SAC

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.

Protected and Notable Species/Habitats

We note the proposal to create a residential development along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments at land off Southampton Road and Junction Road Aldebury.

The site sits adjacent to priority Ancient Woodland habitat and the Local Wildlife Site (LWS) of Ivy Church Copse to which the site is functionally linked. Aldebury Canal another LWS lies to the south-east and although not adjacent to this site, is also functionally linked by a network of mature hedgerows.

Additional botanical surveys identified areas of wetland rush pasture priority habitat and lowland meadow, a habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which will be impacted by the development.

The retention of high value habitat has been designed into the latest scheme proposals, including retention of the wetland priority habitat of rush pasture, the existing water course and woodland and hedgerow corridors. However, there will remain, a significant loss of lowland meadow habitat on site. The loss of priority habitat on site is proposed to be compensated by the creation of lowland meadow in an offsite area to the north.

Construction impacts include habitat loss and fragmentation, changes in drainage and soil compaction. The updated Ecological Mitigation Strategy states that the retained grassland areas will be protected from construction and operational impacts through the implementation of a CEMP, details as to how this will be achieved are not included.

Operational impacts from increased recreational pressures, alterations to drainage, habitat fragmentation and altered chemical composition in the soils from dog walking are not considered or mitigated. Habitat degradation of the retained habitat is a concern and is not sufficiently addressed in the latest mitigation strategy.

It is noted that irreplaceable habitat in the form of the veteran trees will be retained which is welcomed. Additional species enhancements are proposed to include integrated bat and bird nesting features, hedgehog permeability gaps, log piles and deadwood habitat and pollinator friendly planting. However, the loss of priority lowland meadow habitat is of significant concern with the current scheme design demonstrating that this loss cannot be mitigated on site.

The offsite mitigation proposed in the parcel to the north will provide additional habitat to support dormice and bats which is welcomed. The reinforced boundary features and tussocky grassland

and scrub habitats will benefit a variety of species and the separation of this parcel from the proposed development will ensure this area is retained as dark foraging and commuting routes which will benefit a variety of species.

No assessment of the mosaic grassland habitat to support additional species has been undertaken. It is anticipated that this meadow would support a wide variety of invertebrates, birds and small mammals which would also be impacted by the habitat loss, fragmentation and degradation at the site.

Dormice

Dormice have been confirmed on site and are subject to strict protection under the Conservation of Habitats and Species Regulations 2017 (as amended). They are therefore a material consideration within the planning process, and sufficient, appropriate mitigation measures must be submitted to demonstrate that the species will not be adversely affected by the proposed development.

The intention to retain boundary features and elements of woodland and habitat that support dormice is welcomed. Figure 2 within the Ecological Mitigation Strategy is welcomed and provides a general overview of habitat connectivity that will be retained along the northern boundary. Habitat connectivity from east to west appears to be well maintained with the additional scrub habitat to be created offsite, however connectivity from north to south may be impacted, particularly along the eastern and central boundary where the largest impact from residential development would occur.

Although increased predation risk is acknowledged within the submitted EIA report, it is not addressed in the dormouse mitigation strategy. Targeted habitat enhancement or creation at key locations should be incorporated to maintain ecological connectivity and support safe movement of dormice across the site. It is unclear if the riparian corridor along the northern boundary will be accessible to the public, the houses within the north-eastern corner that abut this area provide greatest risk by proximity, boundary features to reduce access in these areas would be welcomed.

A lighting strategy must also be provided to ensure that key habitat features are preserved as dark foraging and commuting corridors for this species. Due to the scheme design and reduction in housing on site, this could be secured by condition.

The updated mitigation strategy (Beamsley Ecology) indicates that the current scheme design will provide benefits to dormice through the retention and strengthening of connected woody habitat corridors.

The existing riparian corridor is proposed to be retained and enhanced as a '*multifunctional ecological feature*' which will include

- Retention of existing trees, hedgerow and scrub (where practicable)
- Supplementary planting
- Creation of species rich glades and edge habitat
- Strengthening of habitat structure to the north
- Buffering from built environment
- Sensitive lighting

Strengthening of boundary features by gapping up of existing hedgerows and native species rich mixed scrub planting is welcomed in the northern parcel together with sensitive management of hedgerows on rotational cutting cycles and retention of unmanaged margins adjacent to boundary vegetation.

These proposals are welcomed however, it is noted that a number of non native planting schemes are proposed. Trees and hedgerow planting within the scheme should be native and of local provenance and include suitable fruiting varieties to provide further sources of available habitat for dormice. A full planting scheme would need to be agreed with the LPA prior to commencement, this could be secured by condition.

The current proposal together with the habitat enhancement plans offsite to the north would ensure continued functional habitat is available for dormice post construction along the east/west corridor. The current scheme design and planting and management proposals must be secured as part of the outline permission and a mitigation strategy for dormice will be required prior to commencement.

A European Protected Species (EPS) dormice Mitigation Licence may need to be obtained for the lawful construction of this development.

Bats

A range of bat species were recorded on site, including serotine, Leisler's, common and soprano pipistrelle, barbastelle, Natterer's, noctule and Daubenton's. Bats and their roosts are strictly protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and are therefore a material consideration in the planning process.

The submitted information does not include the details of the bat activity surveys including transect maps of the survey routes undertaken. It would appear that the surveys of the veteran trees did not include full emergence surveys and were starting points for transect surveys and therefore do not conform to best practice. Only limited assessment of potential impacts is provided. Given the number of species using the site for foraging and commuting, and the ecological connectivity between the adjacent Local Wildlife Sites, a more robust assessment is required.

It is unclear whether the bat surveys were updated to reflect the identification of lowland meadow habitat, which is likely to support high invertebrate abundance and therefore important for foraging bats. The submitted bat mitigation strategy does not address the implications of losing this habitat.

The GLTA findings are acknowledged, and it is noted that no suitable roost features were identified in trees other than the veteran oaks on the northern boundary, which are to be retained.

The updated mitigation strategy (Beamsley Ecology) indicates that the current scheme design will provide benefits to bats through the retention and strengthening of connected woody habitat corridors and retention of large sections of the floristically diverse grassland. The creation of species rich grassland and scrub in the northern off site parcel is also welcomed and would provide further habitat suitable to support bat use at the site.

The success of these features will rely heavily on the planting scheme and management measures to be implemented, a Construction Environment Management Plan (CEMP) and Landscape Ecological Management Plan (LEMP) will therefore be required to be secured with any permissions granted to ensure habitats are protected and managed in perpetuity.

A lighting scheme has not yet been submitted but it is noted that development will occur in close proximity to the riparian corridor that runs east/west in the north eastern section of the site. This area particularly will need to remain a dark foraging and commuting route to ensure connectivity

further east is retained, a lighting scheme demonstrating this will be required, which could be secured by condition.

Reptiles

Reptile surveys identified robust populations of slow worm and grass snake, indicating likely breeding populations. However, age and sex data were not provided.

The proposed mitigation strategy includes fencing and translocation but omits the central wooded area where a footpath is proposed. Additionally, no details have been supplied regarding the receptor site, including its location, size, or suitability assessment.

Further information is therefore required, including full details of the receptor site, management proposals for retained green infrastructure, and opportunities for habitat enhancement for these species which should be included on an ecological parameters plan.

The updated scheme design will ensure habitat suitable to support reptiles is retained with proposals within the northern off site parcel leading to the creation of additional suitable habitat. Additional hibernacula/refuge features will be built into the scheme design which is welcomed.

Impacts to reptiles are still considered probable during the construction phase and therefore a CEMP to include a specific reptile mitigation strategy will be required to be secured as part of any permissions granted.

Botanical Surveys

We welcome the botanical surveys which were undertaken in May 2025 prior to mowing. The surveys concluded the site is floristically diverse with a complex mosaic of sward types including purple moor grass and rush pasture habitat and lowland meadow, both of which are priority habitats. The surveys concluded that 1.106ha of lowland meadow is in good condition and 0.96ha in poor condition. The amended scheme design will retain the priority wetland rush pasture but the majority of g3c, lowland meadow will be lost.

Lowland Meadow has a high conservation value which is reflected in its designation as a Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The proposed loss of this habitat which would significantly reduce the floristic diversity of the site together with the limited details of the compensation strategy is cause for concern. From the proposals submitted, it will not be possible to mitigate the loss of lowland meadow on site.

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

Insufficient information to demonstrate no net loss of these priority habitats has been submitted. Moreover, the proposal to fragment the retained priority habitat does not support the retention of local ecological networks.

Evidence demonstrating no net loss of this local biodiversity resource and retention of these priority habitats must be secured. We would advise that advice from Natural England is sought in relation to these proposals and the proposed loss of these priority habitats.

Although the scheme has been amended to retain sensitive habitats including priority habitat rush pasture and a reduction in loss of lowland meadow habitat. The proposal still appears to be constructed on the most floristically diverse section of lowland meadow. We have concerns as to the extent of loss of this priority habitat that will occur from this scheme design and the habitat fragmentation from isolating the southern retained parcel between residential developments with no functionally connected habitat to the retained parcels or the proposed offsite compensation to the north.

The retained habitats could also be significantly impacted by changes in hydrology from drainage infrastructure, soil compaction and nutrient alteration from recreational pressures leading to habitat degradation. Insufficient information regarding management measures post construction is cause for concern, evidence to demonstrate that these habitats can be retained in perpetuity has not been submitted in support of the application. Further information is therfoprrequired to address these concerns.

Compensation proposals within the offsite parcel to the north are welcomed however, insufficient details have been provided to demonstrate that the proposed habitats can be achieved. In addition to minimising habitat loss and evidencing that habitats can be retained on site in perpetuity without being fragmented or degraded, evidence to demonstrate the proposed creation of lowland meadow in the offsite parcel would also be required.

A Statement of Achievability must be submitted to support this application which must consider the following;

1. The sites baseline conditions
 - Soils, type, fertility and topsoil condition
 - Hydrology- drainage characteristic and seasonal wetness
 - Topography- slop aspect and microtopography
 - Existing vegetation- full suite of surveys including quadrat data and species lists
2. Constraints and risks
3. Suitability
4. Establishment Methodology
 - Soil preparation
 - Seeding approach
 - Timing
 - Aftercare
5. Long term management regime
6. Adaptive management
7. Management responsibility and security

CP50 states that compensation should be a last resort and avoidance should be the primary principle of development. Where this is not possible evidence to support the success of the compensation strategy is required.

Whilst the compensation strategy includes measures to translocate turves, green hay collection, plug planting, supplementary seeding and establishment of an appropriate cutting regime. Successful establishment of lowland meadow in good condition is a complex process and will require specialist contractors and management techniques. In the absence of detailed establishment and management measures, the LPA cannot be satisfied that the habitat can be successfully delivered and maintained in perpetuity.

Whilst the amended submission represents a material change to the previously submitted scheme, it nevertheless demonstrates that areas of lowland meadow would be subject to significant adverse effects, including habitat loss, fragmentation and degradation.

Insufficient information has been provided to demonstrate that the retained habitats can be appropriately managed and secured in perpetuity. The submission also identifies a residual loss of biodiversity, with reliance on a proposed compensation area to the north of the site. However, the details of this compensation strategy are not sufficiently developed to provide confidence that the proposed mosaic of priority habitats can be successfully created, managed and maintained in perpetuity.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

The foul water discharge of this application will enter the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

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.**

BNG

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 On-site 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. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

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. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification

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-protected-habitats). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.

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.

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

DRAFT CONDITIONS:

To be finalised once all ecological issues have been addressed

Likely to include:

CEMP

LEMP

Lighting Plan

Planting Scheme

Dormouse Mitigation Strategy

Reptile Mitigation Strategy

HMMP

Water Usage

Bespoke NN Scheme

INFORMATIVES:

To be finalised once all ecological issues have been addressed

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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