

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	01/09/2026 25/09/2026 updated comments
Application Number:	PL/2026/03282
Proposal:	Variation of condition 2 (approved plans), variation of condition 5 (mitigation package wording) and removal of condition 3 (woodland planting design and scheme) of Planning Application 21/00336/FUL
Site Address:	Land at Woodgate Farm, Livery Rd, Winterslow, Salisbury, SP5 1RJ
Case Officer:	Hayley Clark

Recommendations:

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

An Appropriate Assessment for impacts on the New Forest Protected Sites has been completed and sent to Natural England for their agreement that the HRA can be favourably concluded. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	River Test Catchment	CP50, NPPF, WCA, Habs Regs	01/09/2026 A completed River Test Calculation: nutrient neutrality calculators in an unlocked Excel file must be submitted with the correct information. (see comments in main text)	YES 25/09/2026 - Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites. Nutrient_Calculator_Solent_Maritime_V_03_01_3.xlsx Woodgate Farm revised oct 26 Graf version; - Performance Results: Small wastewater treatment system one2clean. PIA.

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

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

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- [Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites. Nutrient_Calculator_Solent_Maritime_V_03_01_3.xlsx](#) Woodgate Farm revised oct 26 Graf version;
- [Performance Results: Small wastewater treatment system one2clean. PIA](#);
- PTP Plan. April 2026. Nigel Lilley. Drawing no. rww/p/102A;
- Bio Bubble WwTP 2018. Biological Performance Reductions. Bio Bubble Technologies;
- Bio Bubble WwTP 2019. Biological Performance Reductions. Bio Bubble Technologies;
- Supporting Statement 1;
- Supporting Statement;
- Decision Notice Application Reference Number: 21/00336/FUL. 18 December 2024. Wiltshire Council;
- Planning Statement. 21 May 2026. Benchmark Development Planning Ltd;
- Location Plan. May 2026. Benchmark Development Planning Ltd. Drawing No. BEN 0001 rev -;
- Master Plan. April 2026. Nigel Lilley. Drawing No. rww/p/102.

The following conditions relevant to ecology were included on the decision notice for 21/00336/FUL: Condition 2 (Approved Plans and Documents), 3 (The woodland planning design and scheme), Condition 4 (Details of the Private Water Treatment Plant), Condition 5 (Monitoring agreement and scheme in respect of the mitigation for the River Test Special Area of Conservation).

Condition 2 Approved Plans and Documents

The proposed variation of Condition 2 seeks to substitute the approved drawing no. rww/p/01 with revised drawing nos. rww/p/101 and rww/p/102 to reflect amendments to the siting and design of the two holiday cabins. The Planning Statement confirms that the development remains for two holiday cabins and that the revised units are smaller than those previously approved, with no materially greater ecological effects arising from the amended layout. The approved Botanical Survey and Private Water Treatment Plant details would remain approved documents under the permission.

Based on the information submitted, the amended layout does not result in any additional habitat loss, impacts to protected species, or changes to ecological mitigation measures outside of those associated with nutrient neutrality. Therefore, no ecological objection is raised to the proposed variation of Condition 2.

Condition 3 The woodland planning design and scheme

The applicant proposes to delete Condition 3, which originally secured woodland planting identified within the Botanical Survey as part of the nutrient neutrality mitigation package for the development. The submitted Planning Statement confirms that the applicant now proposes to replace the woodland planting mitigation with Wiltshire Council's nitrogen mitigation credit scheme. No objection is raised in principle to the deletion of Condition 3, subject to the Local Planning Authority being satisfied that the alternative mitigation scheme fully secures nutrient neutrality and can be relied upon for the purposes of the Habitats Regulations Assessment. Please see further information on the new proposed mitigation scheme below.

Condition 5 Monitoring agreement and scheme in respect of the mitigation for the River Test Special Area of Conservation

The applicant proposes to replace Condition 5 with wording requiring evidence that the required nitrogen mitigation has been secured through the Council-led Solent/River Test nitrogen mitigation scheme, including completion of the Section 111 Agreement and payment of the required mitigation contribution. No ecological objection is raised in principle to the proposed variation of Condition 5. Please see further comments with regards to the use of the Council's credits scheme as the new proposed mitigation scheme below.

Wiltshire Council's standard approach is that all overnight accommodation within nutrient neutrality catchments must be designed to ensure water consumption does not exceed 110 litres per person per day, including external water use. In nutrient neutrality areas this would normally be conditioned as part of any planning permission granted for new overnight accommodation. Therefore, it is recommended that the replacement nutrient mitigation condition includes the following:

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44). https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

River Test Catchment

Solent Protected Sites - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour (SPA) and Ramsar site, Solent and Southampton Water (SPA) and Ramsar site.

This development falls within the catchment of the River Test which drains into the Solent Protected Sites and has potential to cause adverse effects alone or in combination with other developments through discharge of nitrogen in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

Nitrogen budget

In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required. Natural England has issued guidance and a calculator tool to be used by applicants and this is available here: [Solent: nutrient neutrality calculator - GOV.UK](#)

~~A nitrogen budget has been submitted however the following issues were identified:~~

- ~~• The revised nutrient calculation calculated a total nitrogen budget of 1.49 kg TP/year. A PTP, user defined, is proposed for use on site. However, the details of the proposed PTP have not been provided. The proposed PTP must be on the list of accepted PTP's as outlined here ([List of Certified Small Wastewater Treatment Systems Up to 50PT](#)). Further details of the proposed PTP, including the PIA certificate, must be submitted to allow full assessment of the submitted budget.~~
- ~~• The 'Nutrients from current land use' tab has selected the 'Operational Catchment' as the Upper and Middle Test. This is incorrect, this should be selected as the 'Lower Test and Southampton Streams'. This information is required to ensure the nutrient calculation is accurate. Further information can be found here: [Test Lower and Southampton Streams Operational Catchment | Catchment Data Explorer](#)~~
- ~~• The 'Nutrients from current land use' tab has selected the 'Soil Drainage Type' as Variable. This is incorrect, this should be selected as the 'Freely Draining'. This information is required to ensure the nutrient calculation is accurate. Further information can be found here: [LandIS Portal](#)~~

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 result in a nitrogen burden of 1.74 kg/N/yr and mitigation is required.

Wiltshire Council has a strategic nitrogen mitigation scheme available to applicants located in the River Test catchment in Wiltshire. We can confirm that this option would be applicable for this proposal.

The cost of Nitrogen credits from the Council's strategic scheme to mitigate the burden would be £5,220 (£3000 per 1 kg/N) plus legal and admin fees.

The purchase of nitrogen credits prior to the commencement of development must be secured by planning obligations.

Where a Section 106 agreement is not in place, mitigation can alternatively be secured under Section 111. In such cases, the credits must be purchased upon the granting of planning permission by completion of S111 process.

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

Bespoke Mitigation or Alternative Strategic Scheme

Alternatively, a bespoke scheme of mitigation can be submitted provided this has been agreed with Natural England. Alternative strategic mitigation sites are available in the Solent. The latest information on mitigation options is available on the Partnership for South Hampshire website.

[Potential mitigation schemes available to developers - Partnership for South Hampshire \(push.gov.uk\)](https://push.gov.uk)

~~The calculations must be amended to address these issues, or suitable justification provided, and resubmitted to the Council for approval. The calculations must be approved by the council to enable the AA to be undertaken, which must be completed, and the conclusion agreed with Natural England prior to the application being determined.~~

~~Guidance on completing the nutrient budget is available on our website ([Phosphorus and nitrogen mitigation - Wiltshire Council](#)). This webpage also contains information on the options available for developments to achieve nutrient neutrality.~~

An Appropriate Assessment for impacts on the River Test Catchment has been completed has been completed by the LPA with a favourable conclusion. The AA has been sent to Natural England (25/09/2026) for their agreement. There is a statutory 21-day response window. The application must not be approved until NE have endorsed the conclusion of the AA. ~~The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application and completion of the AA. I therefore maintain a holding objection until all the issues listed above have been suitably addressed.~~

Condition 4 Private Water Treatment Plant

Condition 4 of planning permission 21/00336/FUL secures the installation and ongoing maintenance of the private water treatment plant detailed within the correspondence dated 13 July 2021. The current application proposes amendments to the approved nutrient neutrality mitigation strategy and references an alternative package treatment plant. However, Condition 4 is not proposed to be varied or removed as part of this application and would therefore remain attached to any amended permission. The Local Planning Authority should be satisfied that the package treatment plant proposed accords with the details secured under Condition 4 of planning permission 21/00336/FUL. Consideration should be given to whether Condition 4 requires amendment to secure the revised treatment plant details and its ongoing operation and maintenance for the lifetime of the development.

Any package treatment plant relied upon within the nutrient neutrality assessment should be installed, maintained and operated for the lifetime of the development to ensure the nutrient budget remains valid.

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. The original planning permission (21/00336/FUL) did not include an assessment of recreational impacts upon the New Forest designated sites, the Supreme Court judgment in *CG Fry & Son Ltd v Secretary of State for Levelling Up, Housing and Communities* [2025] UKSC 35 confirmed that Habitats Regulations Assessment requirements can apply at later stages of the planning process. In accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), the proposal is therefore screened

into Appropriate Assessment due to the potential for increased recreational pressure which may occur alone and in-combination with other plans and projects.

In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This will be secured via a S111 agreement at determination. Unilateral undertakings or s106 agreements are also available 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 cost of developer contributions to mitigate the burden would be £1,320 plus legal and admin fees.

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972.

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

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application was made under section 73 of the Town and Country Planning Act 1990 and the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

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

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Natural England Nutrient Neutrality budget calculator for the The Solent Marine Sites. Nutrient_Calculator_Solent_Maritime_V_03_01_3.xlsx Woodgate Farm revised oct 26 Graf version;
- Performance Results: Small wastewater treatment system one2clean. PIA;
- PTP Plan. April 2026. Nigel Lilley. Drawing no. rww/p/102A;
- Planning Statement. 21 May 2026. Benchmark Development Planning Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Water Efficiency in River Test Catchment

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: '*The Building Regulations 2010 – Sanitation, hot water safety and water efficiency*', Appendix A (p36-44).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

INFORMATIVES:

Non-mains Drainage

A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality."

Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

Ecologist	Date
Jessica Cracknell	25/09/2026