

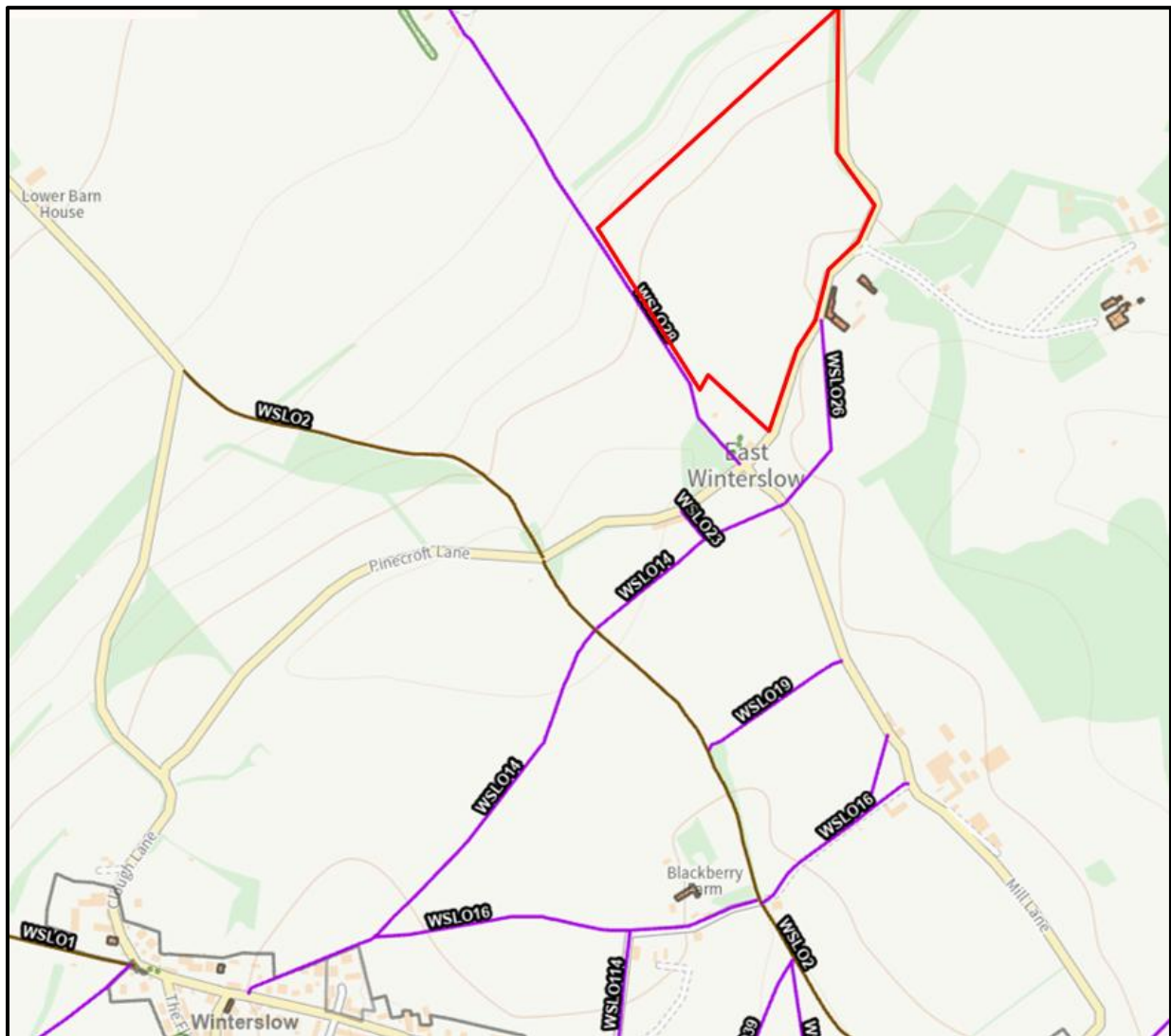
DELEGATED REPORT

Application Reference: PL/2025/02747
Application Type: Planning permission

Site Address: Land Adjacent Falcon Cottage, Pincroft Lane, East Winterslow, SP5 1BG
Proposal: Erection of Dwelling and Annex Building of Exceptional Quality & Design, Garage, Landscape Enhancements, Associated Works
Recommendation: Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The 10.5 hectare site is situated in the countryside, on the edge of the small hamlet of East Winterslow and to the north of the Large Village of Middle Winterslow, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP23 (Southern Wiltshire Community Area). It is essentially surrounded by open countryside/woodland. Roche Court (Grade II* listed building) and its estate lie to the east of the site on the opposite side of the road. This estate consists of a number of listed buildings (shown with an orange wash and black crosshatching on PLAN A below); including Roche Court Farm and Old Roche Court which consist of a mix of Grade II and Grade II* listed buildings.



PLAN A – Site Location & Constraints Plan

To the immediate south of the site, a residential property known as Falcon Cottage, with its associated parking and private amenity provision, exists. A public footpath (Ref: WSLO28) defines the southwestern boundary of the site (identified with a thick purple line on PLAN A above). A further public footpath (ref: WSLO26) extends away from the eastern boundary of the site in a southeasterly direction. Pincroft Lane wraps around the eastern and northeastern boundaries of the site. Hedgerows and tree belts define the peripheral boundaries of the large site, which is otherwise laid to grassland and is in agricultural use, with a Grade 3 Agricultural Land Classification. A pond also exists along the eastern boundary of the site. The site slopes away to the northwest.

The whole site is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6. It is within the impact zones of Porton Down; Broughton Down; and Bentley Wood Sites of Scientific Interest (SSSIs). Whilst the site is in Flood Zone 1; is situated within an area at low risk of ground water flooding; and is some distance from any rivers, it is however located within the catchment of the River Test and thus feeds into 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, and the Solent and Southampton Water SPA and Ramsar site as well as the nationally designated SSSI. It is also within the 13.8 kilometre recreational buffer zone of the New Forest SPA, SAC and RAMSAR site; and is within the vicinity of the Salisbury Plain SPA and Porton Down SPA.

PROPOSAL

This is a full application proposing the redevelopment of the site with a new detached dwelling and associated annexe. Whilst the site is a greenfield, fairly remote and in an isolated and unsustainable location, the proposals are put forward in line with Paragraph 84 of the National Planning Policy Framework (NPPF), which states:

84. *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) *there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
 - b) *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - c) *the development would re-use redundant or disused buildings and enhance its immediate setting;*
 - d) *the development would involve the subdivision of an existing residential building; or*
 - e) ***the design is of exceptional quality, in that it:***
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and***
 - ii. would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.***

The supporting documentation therefore confirms that the proposal has been put forward in line with part e) of this special exception provision and is an architect lead proposal. The supporting text also suggests that paragraph 139 of the NPPF would be relevant to the assessment of this application, as it states that: *'...significant weight should be given to...outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.*

The proposals therefore involve a new detached dwelling that is to be built to high energy performance standards; will be net zero carbon in operation; and will incorporate exemplar, 'Passivhaus' renewable technologies. It is also to incorporate numerous biodiversity enhancements. As can be seen in PLAN B below, the design ethos for the site is set out as a 'hillfort narrative' with a sweeping embankment and ditching creating a lozenged shaped residential curtilage (defined by a purple dotted line on PLAN B below), in the centre, slightly more elevated part of the wider site. The main vehicular access will extend from Pincroft Lane to the east and a sweeping drive will extend around the outer edge of the northeastern edge of the

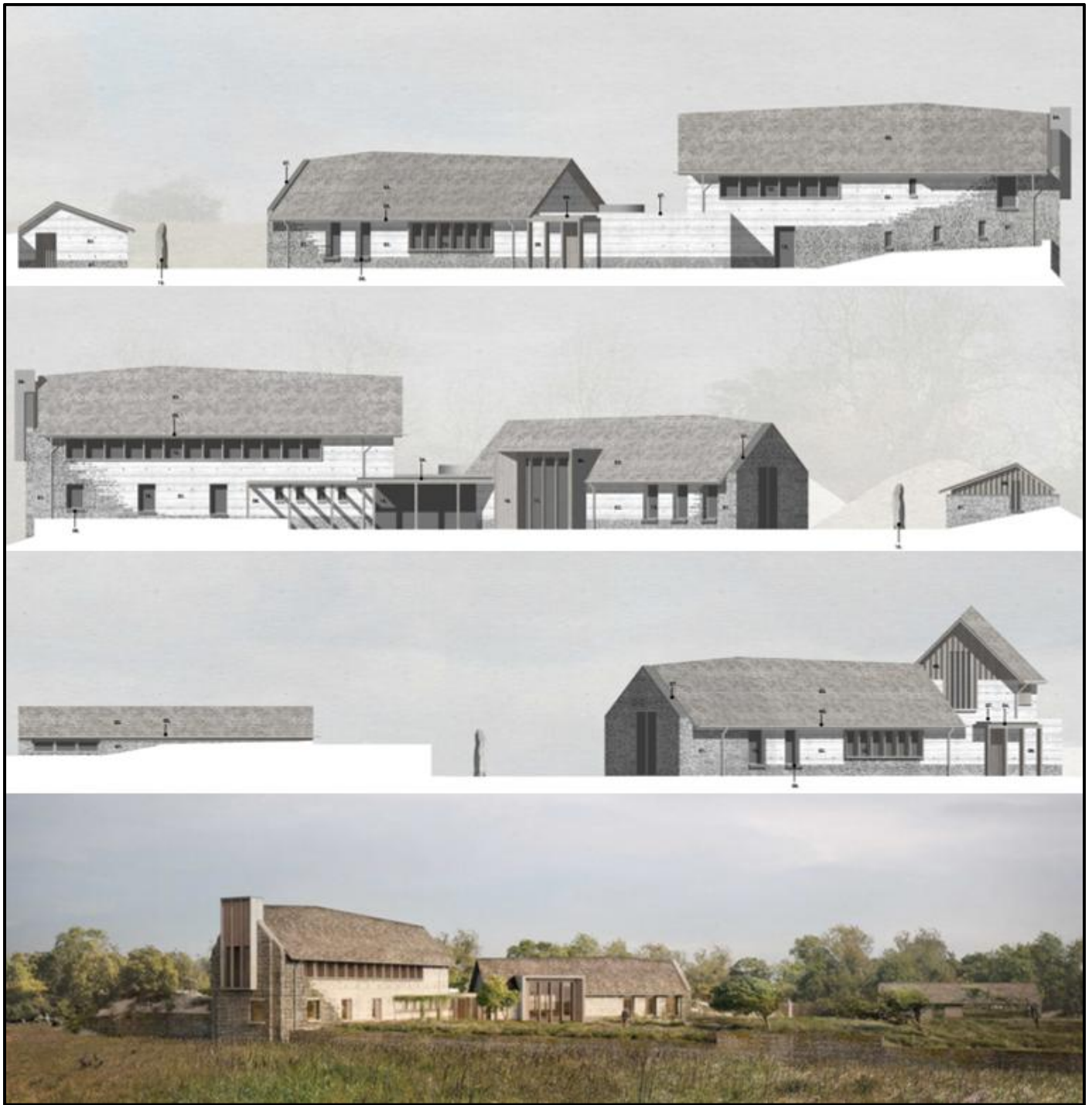
embankment before cutting through the embankment into the main domestic curtilage. The design takes its cues from nearby Old Sarum and the barrows on the Salisbury Plain. The supporting documentation confirms that there will be an amplified geometry to the development with solar alignment being crucial to the layout. A standing stone and ceremonial 'mown path' linking the lozenge to a wooded copse to the southwest of the lozenge is to be created. This area will also incorporate a reflecting pond. The dwelling will be orientated to frame the views of the summer solstice and maximise views across the valley. The remainder of the wider site is to continue in agricultural use, with pigs free roaming in this area. The peripheral boundaries of the wider site will be supplemented with dense boundary planting/trees. A new pig sty and maintenance shed is identified along the southeastern edge of the site for this purpose (no details of the maintenance shed have however been provided at this stage as it is to be an 'off the shelf' purchase).



PLAN B – Proposed Site Plan & Residential Curtilage 'Lozenge'

The detailed design of the proposed dwelling is to have an 'imagined' evolution in that it will have layers of 'history' articulated in the materials, with a medieval footprint; rising in a flint cobb base; and then being built up with a lightweight timber frame with the flint stone work feathering into a rammed chalk finish, reminiscent of the chalk cobb cottages prevalent in the nearby village of West Winterslow. The end walls will be faced with split flint; with the flint feathering on the front and rear facades, recreating a restored 'ruins' appearance. The roof will have deep overhangs and a cranked 'barn like' ridge and will be finished with cedar shingle.

The proposed dwelling is to sit towards the northern end of the new 'lozenge' curtilage and is to be split into two wings that are to be joined by a flat roofed, entrance hall with circular lantern light, and that will extend out into the garden to the south creating a timber arbour/walkway. As can be seen in PLANS C & D below, the northern wing is to be single storey with a projecting, full height/eaves breaking, bay window on its western elevation that will be edged in steel and contain timber shutters. This wing will provide the main living rooms/accommodation. The northern wing will be two storeys in height with a 'rampart' style window detail running under the eaves on both its northern and southern elevations; and a projecting oriel window on its northwestern elevation extending above the ridge of the wing to create a 'tower/look out' style feature. This wing will contain the sleeping accommodation with 5 bedrooms identified over the 2 floors. Stone and timber accent details will be incorporated.



PLAN C – Proposed Elevations

To the south of the house, contained by the embankment boundary of the eastern side of the lozenge, a further single storey, self contained, 2 bed annex building is identified for multi generational living. The applicant has confirmed that this is to be used by their parents with the second bedroom being essential to allow a live in carer. This building will share the access and gardens with the main house; and can be conditioned to be used ancillary to the main house.



PLAN D – Proposed Floor Plans

The final building that is identified within the curtilage is a detached 3 berth garage and store that is to be sited to the north of the main house. This element is to be faced with split flint to match the house with timber garage doors and photovoltaic panels as the roof. The rest of the identified residential garden is to be landscaped incorporating an orchard, rewilding garden and natural swimming pool.

The application is accompanied by a Design & Access Statement; a Statement of Heritage Significance; an Architectural Design Statement; a Tree Survey; A Landscape Masterplan; a Landscape & Visual Impact Assessment; a Highway Access Technical Note; an Energy and Sustainability Statement; a Lighting Strategy; an Ecological Appraisal including Badger Surtvey; an Ecological Impact Assessment; a Nutrient Report; a BNG report; a New Forest Recreation Strategy; Shadow Habitat Regulations Assessment' an Archaeological Evaluation; and Flood Risk Assessment & Drainage Strategy. During the course of the application further clarification has been provided about archaeological; ecological; highway matters; and the use of the annex and extent of the residential curtilage proposed. The scheme has been subject to 3 independent design panel reviews during its evolution and summaries of these positive assessments have also accompanied the application.

PLANNING HISTORY

None

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

C6 – Special Landscape Area

R2 – Public Open Space

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP23 (Southern Wiltshire Community Area)

CP41 (Sustainable Construction and Low Carbon Energy)

CP43 (Providing Affordable Homes)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring High Quality Design & Space Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP67 (Flood Risk)

CP68 (Water Resources)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Climate Strategy 2022-2027

Wiltshire Local Transport Plan – Car Parking Strategy

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- Drainage & Flooding
- CIL/S106

CONSULTATION

Highways – No Objection subject to Conditions

- The site is located outside of the village of East Winterslow off the classified C335.
- It is located outside of any development boundary I will be guided by you as to whether you consider the proposal to be contrary to policies CP57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2023 paras 108-110 which seek to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods.
- With regards to the access, the proposal will utilise an existing field access that is to be upgraded as well as having vegetation removed to provide visibility spays.
- A speed survey has been undertaken and it has been determined that adequate visibility can be achieved in line with the speed survey results.
- There are mentions within the submitted documentation of the site being used for purposes other than residential, for school partnering for educational and study trips, for technical opens days for construction and crafts, both during construction and once complete and for public events on notable days for example the solstice. No information has been submitted with regards to these proposals.
- Please can you confirm whether the current planning application adequately covers these additional uses, other than residential. If so and should these uses also be considered, please can I be re-consulted with additional information with regards to numbers and types of vehicle movements and numbers of events.
- Providing the application is solely for a residential dwelling, I raise no highway objection subject to conditions

UPDATE:

- I note that the uses previously mentioned other than residential are to be disregarded within the context of this application and I therefore offer no highway objection

Conservation – No Objection subject to Conditions

- The site lies very close to the boundaries of the significant historic estates on the SE side of the lane.
- Roche Old Court is a grade II* house and its associated farmyard includes a separately listed II* barn and grade II shelter range.
- Immediately to the north is the parkland of Roche Court, a II* country house of early C19 date, and its associated entrance lodge.
- East Winterslow comprises little more than these two grand properties and a handful of cottages, most of which are pre-C19.
- The setting of both II* houses is therefore virtually unaltered by the C20, and the rural isolation on top of the ridge is a defining characteristic.
- I was therefore concerned that the introduction of any new dwelling in such close proximity as the proposal site would detract from this sense of rural isolation and tranquillity by its very presence and one's awareness of it from the lanes.
- Having looked through the design proposed, it is clear that it is very much a one-off scheme and that the landscaping, albeit a 'fake' hillfort, would reduce its visual impact from the E.

- I do think it would be visible from the A30 near the Pitton/Porton lights and would comment that there are incredibly few developments visible in such elevated positions on the hills around Salisbury, but this is more of a matter for my landscape colleague.
- I note that there is much flint walling proposed - and this is shown in a near-black colour - local flint is much lighter in colour and of course this walling must be done traditionally if it is to be considered exceptional: flint block will not achieve the same appearance
- I would recommend requiring a sample panel that will be retained for comparison.
- I'm satisfied that there would be negligible impact on the setting of the listed buildings identified above, in line with the aims of section 66 of PLBCA Act 1990, the NPPF and CP58.

Archaeology – No Objection subject to Conditions

- Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.
- The red line boundary of this application encompasses an area of some 10ha, which is currently previously undeveloped, open, countryside.
- The proposed development is for a new dwelling and annex which covers a small proportion of the area within the red line boundary, although a proposed new access, a ditched and embanked enclosure replicating the form of prehistoric enclosures in the wider landscape, other landscaping works, and tree planting adds to the total area that will be impacted by the proposed development.
- The applicant has undertaken a geophysical survey (Lefort Geophysics, November 2024) of much of the 10ha site.
- The geophysical survey identified several anomalies that are likely to indicate the presence of buried archaeological remains within the footprint of the proposed development.
- The survey report concludes: 'The ditches within the northeast half of the dataset are the clearest responses detected. While these appear to define a sub-triangular enclosed area, it is not considered this represents a settlement enclosure. These ditches look like they may relate to an early field system and the strength of some of their fills may suggest they lie close to a settlement area that may lie outside the area surveyed, further along the ridge to the northeast'.
- The accompanying 'Statement of Heritage Significance' goes on to state (Appendix 4): 'The evidence from the geophysics survey are the 'antennae' potentially relating to a settlement enclosure. The alignment used for funnelling livestock/people towards an entrance of a main or central ditched enclosure which, based on other excavated examples, would have contained roundhouses, working/industrial areas etc. This main enclosure is suggested as being to the northeast on the basis of the direction of 'funnelling'. The 'antennae' have been denuded by ploughing over the centuries, so as it stands, they are just buried archaeological features with no surviving earthwork. AC Archaeology state that the anomalies are probably part of a "banjo enclosure" and they would be considered of medium or regional significance on the basis of their evidential and historic value.'
- The Statement indicates that these interpretations have been provided by AC Archaeology (Report 24-0030.01), but their report does not accompany the planning application.
- The interpretation of these geophysical anomalies as part of a later prehistoric 'banjo' enclosure is currently speculative and not proven by archaeological investigation.
- As these anomalies may indicate the presence of significant buried archaeological remains, this application should not be determined until there has been exploratory archaeological investigation (field evaluation) through trial trenching.
- This will establish the presence, extent, nature, character and significance of buried archaeological remains that will be impacted by the proposed development so that an informed planning decision can be made.
- This is in accordance with Paragraph 207 of the NPPF which states that 'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

- The results of the field evaluation will establish whether there are significant buried remains that will be impacted by the proposed development and, if so, how best the impact might be mitigated. This might include detailed archaeological investigation of buried remains within the footprint of the proposed development.

UPDATE:

- Following the Archaeology Service's previous advice, the applicant has submitted a report (AC Archaeology, August 2025) on the results of an exploratory archaeological investigation (field evaluation) on the site of this proposed new dwelling, landscape features and access driveway.
- The field evaluation has established authoritatively that part of the proposed development lies on important archaeological remains. These comprise ditches and pits of Late Iron Age date, probably dating to the 1st-century BC, possibly extending into the 1st-century AD, i.e. immediately prior to the Roman invasion and occupation of Britain.
- The archaeological features correspond well to geophysical anomalies and so the geophysical survey provides a reasonably reliable indication of the presence, alignment and distribution of buried archaeological remains.
- AC Archaeology interprets these features as part of the entrance into a 'banjo' enclosure, probably located to the east of the proposed new dwelling, but there are also features indicative of in situ settlement, including two deep pits, within the footprint of the proposed development.
- Settlement debris was also recovered from the fills of most of the ditches, including 218 sherds of Iron Age pottery from Ditch F1111. The archaeological features often occurred below a shallow topsoil. The results of the field evaluation are notable and demonstrate the presence of regionally important buried remains within the footprint of the proposed new development. 'Banjo' enclosures are a distinctive monument type, known in Wiltshire and Hampshire, but identified elsewhere in central southern England.
- While the remains appear to fall outside the footprint of the proposed new dwelling and other structures, the eastern parts of the earthwork enclosure which will surround the new dwelling, the garage, hard surface(?) courtyard and driveway all have the potential to harm buried archaeological remains. On balance, the buried remains do not form an over-riding constraint to this development, but they are of sufficient significance that they merit further archaeological investigation prior to the commencement of development where they will be harmed by the proposed development, should it be permitted.
- This will include the route of the new driveway, the garage, courtyard and the earthen enclosure.
- AC Archaeology notes in their report that that topsoil will need to be stripped prior to the construction of the earthwork enclosure.
- It would be desirable for the applicant to consider redesigning the proposals to reduce or remove the harm to buried remains, for example by re-routing the driveway to avoid the areas of archaeological sensitivity.
- Otherwise, the programme of archaeological work will have programme and resource implications and so the applicant may wish to seek the advice of their archaeological consultant in this regard before proceeding.
- The further archaeological investigation can be secured by condition

Landscape – No Objection

- At pre-app stage it was considered there was a clash in the design concepts (a strong landscape response reminiscent of ancient/celestial/contemplative landscapes paired with a farmhouse style building), which let the scheme down.
- This was also picked up in the first Design Review Panel where the applicant was encouraged to simplify the design and strengthen the hillfort concept.
- Following two further reviews the design has evolved to this current iteration which unifies the house and its setting.
- The concept of an imagined history is fitting. The old hillfort with its crumbling walls and ghostly stone footprint, pushes up with chalk clunch walls to create a new living space. There is reference to the local vernacular of chalk and flint and to traditional architectural styles e.g. rural workers cottages.

- I appreciate the finer details such as the feathered edge to the flint plinth and the 'lookout tower' with commanding views over the landscape so typical of hillforts and this strengthens the credibility of the imagined history.
- The landscape design has been simplified with a more organic shaped enclosure or ramparts, that respond to the topography rather than circular geometry. Subtle references to the celestial alignments are retained in the axial approach of the drive, framed solstice views e.g. from the 'lookout tower' and the ceremonial path.
- The design expresses the local landscape character reflecting the change from forest heath mosaic (SE) to rolling chalk plain (NW) with the retention of the wooded arrival transitioning to a more open chalk grassland.
- The design provides an experiential journey from the sheltered, enclosed heart of the garden to the wind-swept grassland on the higher terrace, with wide open views across Porton Down. There has been consideration of climate change with areas of shaded seating and drought resilient planting.
- In conclusion, I agree with the Design Review Panel as follows: 'Specifically, it is considered that the design is of exceptional quality, reflecting the highest standards in architecture and contributing to the general elevation of design standards in rural areas. Furthermore, the proposal significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area. The Panel congratulates the design team on achieving a high-quality, contextually appropriate proposal and looks forward to seeing it realised.'

Housing – No Objection (verbally)

- Whilst the site is over 0.5 hectares and thus meets the definition of major development, we do not currently ask for affordable housing or contributions towards off site affordable housing from schemes of less than 5 units, in line with WCS policy CP43 (Providing Affordable Homes).
- We will not require affordable housing contributions from this site/scheme.

Ecology – No Objection subject to Conditions & Appropriate Assessment Approval

- An appropriate assessment for impacts on the New Forest Protected Sites and the Rover Test Catchment 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 the NE have endorsed the conclusions of the AA and the information requested is provided

New Forest Protected Sites

- The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site.
- Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in combination with other plans and projects.
- Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.
- Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence.
- Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation.

- This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.
- Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority (newforestnpa.gov.uk).
- 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 £612 per dwelling / tourism unit (plus legal 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.

River Test Catchment

- WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.
- Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) 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.
- These nutrient inputs mostly come either from agricultural sources or from wastewater from existing housing and other development.
- Natural England currently advises that every permission for new dwellings in the River Test Catchment Area could result in increased nutrients entering the Solent area (NE776 Edition 5 Nutrient Neutrality and Nutrient Mitigation.pdf) from the increase in wastewater 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.

Nitrogen budget

- In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required.
- The submitted nutrient budget has been amended to reflect the required water usage rate of 120 litres per person per day, in line with Wiltshire Council's published guidance and Natural England's requirements.
- Clarification has been provided in relation to the treatment of the proposed annexe, as such, the annexe will be conditioned as ancillary accommodation to the main dwelling. On this basis, the development constitutes a single dwelling for nutrient neutrality purposes.
- Appendix 9 of the Ecological Impact Assessment have addressed many of my concerns

- 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 2.10 kg/N/yr and mitigation is required.
- Wiltshire Council has a strategic mitigation scheme to counterbalance the nitrogen burdens from planned development. We can confirm that this option would be applicable for this proposal, provided the nitrogen budget has been approved.
- The price of nitrogen credits is set at £2,790 per 1 kg/N. For applicants wishing to use the Council scheme, a standard payment will be required by S111 agreement which can be secured by condition

Bat Species

- A Daytime Bat Walkover and Ground Level Tree Assessment were undertaken as part of the Preliminary Ecological Appraisal.
- The site is assessed as having moderate suitability for foraging and commuting bats, with habitats including woodland, hedgerows, scrub, and the pond providing good connectivity and foraging opportunities.
- The construction of the dwelling will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats and no additional external lighting is proposed as part of the development. Therefore, it is my view that there is no mechanism for adverse effect on bat species.
- Ecological Enhancements set out in Section 5 of the Preliminary Ecological Appraisal include the installation of bat boxes during construction. The location of the bat boxes must be included in the site plan drawings (can be conditioned) and will become an enforceable part of the planning permission.
- The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats.
- An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region.
- Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021,
- 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Badgers

- The submitted Badger Survey Results and Assessment identified two badger setts located on or adjacent to the site boundary. One of these setts located partially within the woodland onsite, is active and likely comprises a subsidiary sett, with well-worn paths indicating regular commuting across the site.
- The development proposals do not include works within 30 metres of either sett, and no predicted no direct impacts on the setts are anticipated.
- As outlined in Section 4 of the Badger Survey Results and Assessment, a precautionary method of working will be undertaken including a pre-commencement update survey to be undertaken within three months of the start of site works, and a Badger Protection Zone installed, including Heras fencing with gaps to allow movement, around any active sett within 30m of proposed works.
- A number of reasonable avoidance measures and good working practices were included within the report which are welcomed. These could be secured via a Construction Method Statement.

Nesting Birds

- The scrub, woodland and trees across the site provide suitable nesting habitat for a range of bird species, as identified in the Preliminary Ecological Appraisal.
- Where possible, tree removal will be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance.
- If removal during this period is unavoidable, a pre-works nesting bird inspection will be conducted no more than 48 hours before clearance.

- Ecological enhancements are provided through the installation of bird boxes and stated within section 5.3 of the Preliminary Ecological Appraisal. The location of ecological/biodiversity enhancements must be included in the site plan drawings and will become an enforceable part of the planning permission. (This can be conditioned).
- The submitted Ecological Impact Assessment includes the results of two breeding bird surveys undertaken in spring 2025, which concluded that further surveys were unlikely to add meaningful data given the scale of development and the retention of key habitats (hedgerows and woodland).
- A total of 24 bird species were recorded, including five red-listed species (greenfinch, linnet, mistle thrush, skylark, and yellowhammer). No species were confirmed as breeding onsite, however, during the PEA survey, five barn owl were recorded roosting within the hedgerows across the site.
- Breeding birds on site are primarily associated with hedgerows and woodland, which will be retained and enhanced.
- The skylark recorded is expected to be accommodated within the wider landscape, while on-site grassland enhancements will improve habitat potential.
- Any active nests found during works must be protected with an appropriate buffer, until no longer active.
- Proposed ecological enhancements, including woodland planting, creation of sparsely vegetated scrapes for stone curlew, bird boxes, and barn owl boxes with feeding perches, are welcomed and will be secured by condition.

Great Crested Newts (GCN)

- The submitted Preliminary Ecological Appraisal identifies that the pond located within the application site has 'good' suitability to support Great Crested Newts (GCN).
- In addition, the site comprises suitable terrestrial habitat including grassland, hedgerows, scrub, and woodland that could support GCN for foraging and commuting.
- The eDNA survey concluded that GCN are absent from ponds 1 and 2.
- As outlined in Section 5 of the Ecological Impact Assessment, a precautionary method of working will be undertaken including a sensitive (phased) vegetation clearance.
- Additional precautionary measures, including pond enhancement, installation of log piles onsite and creation of a butterfly bank. The location of these enhancements must be included in the site plan drawings and will become an enforceable part of the planning permission. This can be conditioned.

Reptiles

- The submitted Preliminary Ecological Appraisal identifies that the site comprises suitable habitat for common reptile species, including long-sward grassland, hedgerows, and scrub, which provide opportunities for foraging and refuge.
- Ecology by Design undertook reptile presence/absence surveys using artificial refugia across seven visits in 2025.
- A peak count of one common adult lizard and one adult female slow-worm were identified on site.
- Given the presence of suitable habitats, the site is assessed as being not of elevated importance for reptiles. A precautionary method of working must be undertaken including a sensitive (phased) vegetation clearance methodology between the months of March and October, with the inclusion of log piles to act as additional enhancements for reptiles onsite.

Biodiversity Net Gain

- 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.
- A completed statutory metric calculation (03 December 2024) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets and baseline habitat maps).
- Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted.

Public Protection – No Comment

- No comments to make from a public protection point of view

Drainage – No Objection subject to Conditions & Informatives

- 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 SFRA flood mapping indicates that the site lies within Flood Zone 1 and has no risk of surface water and ground water flooding.
- The proposed development comprises of the construction of a new residential dwelling on undeveloped land.
- The dwelling includes a main residence, guest annex building, and a garage. It should be noted that, although the size of the overall site is 10 ha, the area that is to be developed is 0.6 ha.
- The LLFA has no objections to the proposals for this planning permission, subject to pre-commencement conditions.

Historic England – No Comment

- Historic England provides advice when our engagement can add most value.
- In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.
- We suggest that you seek the views of your specialist conservation and archaeological advisers.

Natural England – No Objection subject to mitigation

- Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations.
- Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.
- Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the River Test Catchment and the New Forest Protected Sites.
- Your authority should be satisfied that the agreed mitigation meets the minimum requirement as per the New Forest Interim Recreation Mitigation Strategy.
- Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

The National Trust – No comments received**Winterslow Parish Council** – No Objection**REPRESENTATIONS**

Letters – 1 letter of support received. The following comments made:

- As specialists in the sector with extensive experience across the UK, National Annexe Planning Consultancy (NAPC) strongly advocates for the integration of annexes in residential developments.
- We have witnessed the significant positive impact that such accommodations can provide, both at the family level and in addressing broader national housing challenges.
- We support the principle of annexe development due to the public benefits they offer:
- They support multigenerational living, easing housing pressures for both younger adults and older family members.
- They reduce the burden on social care systems by allowing older relatives to age in place with family support.

- Annexes provide a more affordable and sustainable form of housing. They increase housing capacity without additional pressure on greenfield development or overstretched infrastructure.
- Given the UK's aging demographic and the growing demand for intergenerational housing solutions, annexes represent a modern, adaptable, and compassionate approach to future housing needs.
- It is crucial to understand that the use of the annexe should be ancillary to the main dwelling, not constituting a separate, standalone unit.
- Residential annexes are typically considered ancillary even if they contain facilities for independent living, as they remain functionally linked to the main dwelling.
- This distinction is supported by legal precedents, such as *Uttlesford v SoS (Environment & White)* and *R. (on the application of Fuller) v London Borough of Bromley* [2012] EWHC 191 (Admin), which affirm that annexes are designed to be used in conjunction with the main dwelling.
- We also acknowledge the challenges posed by substandard developments and emphasize the importance of:
 - Effective planning conditions to ensure annexes remain ancillary.
 - Ensuring the longevity and compliance with full Building Regulations for safety and structural integrity.
 - Considering financial implications, including Community Infrastructure Levy (CIL) exemptions and other financial aspects.

ASSESSMENT

Principle:

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

As is identified above, the site is situated in the countryside, where, in line with WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP23 (Southern Wiltshire Community Area) there is a general presumption against new unsustainable development, particularly of a residential nature. Paragraph 4.25 of the WCS sets out a number of exceptions to this but none of these apply in this instance. This application, involving the development of this greenfield site with a new dwelling and associated annexe, is therefore contrary to the provisions of the WCS.

However, as is also outlined above, NPPF paragraph 84 e) allows exceptionally for isolated new dwellings in the countryside subject to special justification. It sets out that if the design of the dwelling is of exceptional quality; truly outstanding; reflects the highest standards of architecture; would raise the standard of design in rural areas more generally; and would enhance the immediate setting whilst being sensitive to the defining characteristics of the local area, then an isolated new home in the countryside could be supported. It is considered that this provision within the NPPF is a material consideration for the consideration of this application. Subject to it satisfying this exception, the proposals could therefore be accepted in principle, despite their countryside/unsustainable location.

An assessment of the design concept and thus its implications for the character of the area and Special Landscape Area setting; for nearby heritage assets and the broader heritage setting of the area; neighbouring amenities; highway safety; surrounding ecological designations and protected species; and flooding and drainage, will therefore need to be assessed in more detail below.

Character & Design:

As is identified above, the proposals involve a new detached dwelling that is to be built to high energy performance standards; will be net zero carbon in operation; and will incorporate exemplar, 'Passivhaus' renewable technologies. It is also to incorporate numerous biodiversity enhancements. It is to have a 'hillfort narrative' taking cues from nearby Old Sarum and the barrows on the Salisbury Plain. The concept has regard for the geometry and solar alignment of the site and the dwelling is orientated to maximise views

across the valley and of the summer solstice. The detailed design of the proposed dwelling is to have an 'imagined' evolution in that it will have layers of 'history' articulated by materials, with a medieval footprint; rising in a flint cobb base; with flint stonework feathering into a rammed chalk finish under a cranked barn roof. The restored 'ruins' appearance emulates this evolution and the design features such as the tower feature; projecting bay; and rampart style fenestration continue the hill fort narrative.

The proposed landscape plan complements the built design concept and the Council's Landscape Officer has confirmed that it expresses the local landscape character reflecting the change from forest heath mosaic to rolling chalk plain with the retention of the wooded arrival transitioning to a more open chalk grassland; whilst also having regard for climate change. Whilst public footpaths exist in the immediate vicinity, the existing boundary treatment that is to be supplemented by a comprehensive landscape scheme will ensure that only glimpsed views of the development will be afforded both in the immediate and long distance views. However, being visible in the landscape is not entirely inappropriate especially when one of the key components of the exception policy is that the development must raise the standard of design in rural areas. Overall, it is therefore considered that the proposals will appear to have evolved over time rather than appear as a new development but will incorporate modern renewable technology to ensure the house is high performing and efficient. It will create a unique and attractive development on this site that will complement the landscape setting and character of the Special Landscape Area.

The design concept for the site; proposed dwelling; and its associated annexe, have undergone numerous iterations to get to the point of this formal application. The design has been critiqued at three stages by independent Design Panels which have resulted in the scheme now before us. The Design Panel has ultimately concluded that *'...the design is of exceptional quality, reflecting the highest standards in architecture and contributing to the general elevation of design standards in rural areas. Furthermore, the proposal significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area. The Panel congratulates the design team on achieving a high-quality, contextually appropriate proposal and looks forward to seeing it realised.'* The Council agrees with this conclusion and therefore considers that the proposals satisfy the provisions of Paragraphs 84 e) and 139 of the NPPF and can be accepted as an exception to the general policy of restraint in such a location.

Heritage:

As is identified above, The site lies very close to the boundaries of the significant historic estates on the eastern side of the lane; including Roche Old Court (which is a Grade II* house) and its associated farmyard (including a separately listed Grade II* barn and Grade II shelter range); and Roche Court, a Grade II* country house of early 19th century date, and its associated entrance lodge. The supporting archaeological reports that have been submitted also establish, authoritatively, that part of the proposed development lies on important archaeological remains. These comprise ditches and pits of Late Iron Age date, probably dating to the 1st-century BC, possibly extending into the 1st-century AD, i.e. immediately prior to the Roman invasion and occupation of Britain. The results of the field evaluation are therefore notable.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In having 'special regard' the NPPF requires a specific assessment to be undertaken as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the asset.

At a local level, WCS policy CP58 (Ensuring the Conservation of the Historic Environment) aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are *'...protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life'* and that it is expected that the siting, form, scale, design and materials of new developments are complementary to the historic context. For this reason, additional archaeological survey work has been undertaken during the course of the application; and a Statement of Heritage Significance and an Architectural Design Statement have been submitted.

East Winterslow comprises little more than these two grand properties and a handful of cottages, most of which are pre-19th century. The setting of both Grade II* houses is therefore virtually unaltered by 20th century development, and the Council's Conservation Officer has confirmed that the rural isolation on top of the ridge is a defining characteristic of their setting. There is therefore some concern about the introduction of any new development in such close proximity to the listed buildings as the proposal site could detract from this sense of rural isolation and tranquillity by its very presence and one's awareness of it from the lanes.

However, the Council's Conservation Officer has confirmed that the design concept is clearly very much a one-off scheme and that the landscaping, albeit a 'fake' hillfort, would reduce its visual impact from the east. Whilst the existing field gate entrance on the eastern boundary opposite the Roche Court Estate is to be opened up to allow access, any views will be closed off by the proposed embankment works along this edge of the lozenge curtilage. Whilst the new development may be visible in longer distance views from the west/A30; and there are incredibly few developments visible in such elevated positions on the hills around Salisbury, as has been addressed above, the Council's Landscape Officer considers the scheme to be well considered and complementary to the landscape setting of the area and this is also thus considered to be acceptable.

As flint is an important feature of the overall design ethos it is important that it is correctly used and laid and a condition is therefore recommended to that effect. Subject to this, the Council's Conservation Officer has therefore confirmed that the proposals would result in negligible impact on the setting of the listed buildings identified and would accord with the aims of Section 66 of The Act; the NPPF; and WCS policy CP58 (Ensuring the Conservation of the Historic Environment). Historic England has also confirmed that they have no particular concerns with the proposals and have deferred to the Council's Conservation Officer for detailed review.

Likewise, the Council's Archaeologist has confirmed that the footprint of the new dwelling and associated annexe are to be positioned outside of the areas where significant archaeological remains have been found. It has been confirmed however, that part of the earthwork enclosure; the garage; and driveway have potential to harm buried archaeological remains. It is suggested that the applicant might like to consider redesigning the proposals to reduce or remove the harm to buried remains, for example by re-routing the driveway to avoid the areas of archaeological sensitivity. However, the Council's Archaeologist has also confirmed that on balance, the buried remains likely affected by these elements do not form an over-riding constraint to this development and so such changes are not required to make the scheme acceptable from a planning/heritage point of view. The Council's Archaeologist has however confirmed that the notable findings are of sufficient significance that they merit further archaeological investigation prior to the commencement of development, which can be secured by condition. Subject to this, the Council's Archaeologist has thus raised no objection to the proposals.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

Given the position of the site, in a relatively isolated, countryside location; given the proposed position of the new dwelling within the centre of the large wider site; and given the proposed earthworks identified around the northern and eastern edge of the 'residential curtilage' of the proposals, it is not considered that the development will result in any implications for neighbouring amenities in terms of overlooking, loss of light, noise or disturbance. Whilst some neighbouring properties do exist in the vicinity of the wider site to the south and east, there will be sufficient separation between these properties and the proposed new build

development to ensure any impact will be minimal. The proposals are therefore considered to be acceptable in this regard.

Highway Safety:

The Highway Authority has raised concern about the sustainability of the site as it is not readily accessible by sustainable transport options and is not well served by services and facilities and therefore any future occupants will be heavily reliant on use of the private car. However, as discussed above, paragraph 84 e) specifically allows for such isolated homes where they are considered to be of sufficiently high quality and design as an exception to the normal presumption in favour of sustainable development. This concern is therefore noted but cannot be upheld or used as a reason to refuse the scheme in this instance.

Otherwise, the proposals involve the use of an existing field gate access off the C335/Pincroft Lane in the eastern boundary. The proposals identify that this access will be upgraded and some vegetation will be lost to provide the necessary visibility splays (although this will be supplemented and the dwelling will still be screened from this direction by the proposed embankment). Speed surveys have also been undertaken to determine the necessary visibility splays and the Highway Authority has confirmed that these are adequate. The level of parking identified on the site to serve the proposed 5 bedroom house and associated 2 bed annex is also considered to accord with the Council's adopted parking standards.

The application originally suggested that the applicants would host open days for educational and study trips as well as construction and craft workshops from the site. However, it has since been confirmed that this is no longer the intention and the proposals must only therefore be considered for a residential dwelling and associated annexe. Should such activities occur in the future, the level and intensity of such a use would determine whether planning permission would be required and the implications for highway safety would be considered on its own merits at that point. However, for the purposes of this application, subject to the proposals solely involving a residential use of the site, the Highway Authority has raised no objection. The proposals are therefore considered to be acceptable in this regard.

Ecology:

Protected Species

The application was accompanied by an ecological survey and further survey work has been conducted and provided during the course of the application. These have found that the site has moderate suitability for foraging and commuting bats, with habitats including woodland, hedgerows, scrub, and the pond providing good connectivity and foraging opportunities; that there are two badger setts located on or adjacent to the site boundary; the scrub, woodland and trees across the site provide suitable nesting habitat for a range of bird species; the existing pond located within the application site has 'good' suitability to support Great Crested Newts; and that the site supports suitable habitat for common reptile species, including lizard and slow worms. The site is therefore ecologically sensitive.

However, the Council's Ecologist has confirmed that the construction of the proposed dwelling and associated annexe will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats; will have no direct impact for badger setts; and the possible implications for bats, birds, badgers and reptiles can be addressed by precautionary measures during the construction phase. A number of enhancements such as bat and bird boxes are also identified which can be secured; and external lighting can also be controlled by condition. Subject to these measures, the Council's Ecologist has therefore raised no objection with regard the implications for protected species.

Solent Maritime Special Area of Conservation, Chichester and Langstone Harbours Special Protection Area, Portsmouth Harbour Special Protection Area, Solent and Southampton Water Special Protection Area:

Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA), Portsmouth Harbour SPA, Solent and Southampton Water SPA; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these

international designations. The Solent water environment is one of the most important for wildlife in the United Kingdom and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas.

Natural England has confirmed high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that this eutrophication is causing excessive growth of plants and algae which reduces oxygen and light levels and is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs mostly come either from agricultural sources or from wastewater from existing housing and other development. Natural England currently advises that every permission for new dwellings in the River Test Catchment Area could result in increased nutrients entering the Solent area. Nutrients are generated by the new people in the housing (nutrients enter the water environment via wastewater discharges), and from their activities and pets. Nutrients can move to designated sites by streams, rivers or through the groundwater. Accordingly, the Local Planning Authority considers this proposal is likely to lead to significant effects on the European Sites and this land use change is considered within the Appropriate Assessment (AA).

In line with Natural England's Advice on Nutrient Neutrality a calculation of the nitrogen burdens has been completed by the applicant for the proposal. This has been amended during the course of the application to reflect the required water usage rate of 120 litres per person per day, in line with Wiltshire Council's published guidance and Natural England's requirements. In addition, as the annexe is to be used ancillary to the main house (and will be conditioned so that it cannot be used as a separate dwelling), the Council's Ecologist has confirmed that the proposals constitute a single dwelling for the purposes of nutrient neutrality. The agreed budget and proposed package treatment plant upgrade confirms that the scheme will result in a nitrogen burden of 2.10 kg/N/yr and mitigation is therefore required. The applicant has however expressed a wish to purchase credits from the Council's strategic mitigation scheme to counterbalance the nitrogen burdens from this development. The price of nitrogen credits is set at £2,790 per 1 kg/N, equating in this instance to a cost of £5,859, plus admin and legal fees. The mechanism for purchasing credits can be secured by S111 agreement which can be secured by a Grampian style condition. It is considered that this approach delivers the required level of certainty to secure effective mitigation for the nitrogen burdens identified. On the basis, the Local Planning Authority can be confident that the proposals will not result in any in combination effects with other developments on this ecological designations. It is therefore concluded that there would be no adverse effect on the integrity of the above European sites as a result of the development, and this enables a favourable Appropriate Assessment (AA) to be concluded. Natural England has agreed the Council's bespoke AA for this approach and thus the requirements of the Habitat Regulations have been met in this regard.

New Forest Protected Sites

As is identified above, the 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 application is therefore screened into Appropriate Assessment (AA) 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 current

rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.

It will therefore be necessary for developer contributions of £612 to be secured via S111 agreement for this application to ensure the necessary mitigation is secured. This will enable the Council to conclude 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. Natural England has also agreed this approach. A further Grampian style condition will therefore be imposed on this decision to secure the completion of a S111 agreement.

Biodiversity Net Gain:

As of 2nd April 2024, the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

A completed statutory metric calculation confirming the baseline and predicted post-development biodiversity units of the site has been submitted with the application (including the condition assessment sheets and baseline habitat maps). It confirms that the identified enhancement package and landscape scheme will provide over the required 10% of BNG on site (in the region of 24%). The Council's Ecologist has confirmed that the information provided is accepted as accurate. The standard BNG condition will automatically apply to secure this and an informative will be added to this decision to highlight this national requirement to the applicant. This matter is therefore addressed.

Drainage/Flooding:

The site is situated within Flood Zone 1 and is not in an area that is susceptible to ground water flooding. The site area is however over 10 hectares in size and therefore the application is supported by a site specific Flood Risk Assessment (FRA). It should also be noted that, although the size of the overall site is 10 hectares, the area that is to be developed is only 0.6 hectare. The Council's Drainage Officer has confirmed that the identified flood mitigation and drainage strategy for the scheme are acceptable and subject to additional information being secured by condition, has raised no objection accordingly.

CIL/S106:

In addition to the nitrogen and New Forest mitigation that are to be secured by conditions (as identified above), WCS policies CP3 (Infrastructure Requirements) and CP43 (Providing Affordable Housing); and saved SDLP policy R2 require contributions towards affordable housing from schemes of 5 or more houses; and education and public open space provision from any net gain in the number of dwellings in the area. However, following subsequent ministerial advice and updated NPPF, these policies now only apply to sites of 10 dwellings or more; or on sites over 0.5 hectares in size. In this instance, whilst the site area is 10 hectares, the number of units proposed is only 1. Given that WCS policy CP43 (Providing Affordable Homes) does not trigger until 5 dwellings are proposed, the Council's Housing Officer has confirmed that it is not appropriate to ask for offsite contributions from this proposal involving only a net gain in 1 new dwelling on this large site, especially given its exceptional allowance. No other contributions are therefore sought from the proposals.

As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore, this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION

Whilst the scheme involves the development of a green field in an unsustainable countryside location and is thus contrary to the underlying principles of the WCS; the proposed design is considered to be of exceptional quality, reflecting the highest standards in architecture and contributing to the general elevation of design standards in this rural area. The proposal concept will significantly enhance its immediate setting and is sensitive to the defining characteristics of the Special Landscape Area; and surrounding heritage assets. It is not considered to result in any implications for highway safety; drainage; or neighbouring amenities and the BNG enhancements and mitigation identified for the various ecological designations are welcomed and/or can be secured by condition. The proposals are therefore considered to satisfy the provisions of NPPF paragraphs 84 e) and 139 as well as the requirements of CP51 (Landscape), CP57 (Ensuring High Quality Design & Space Shaping) and CP58 (Ensuring the Conservation of the Historic Environment). The proposals are recommended for permission accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: 534-P001 Rev P1 – Proposed – Site Location Plan. Received – 19.03.2025

Ref: 534-P002 Rev P1 – Proposed – Site Block Plan. Received – 19.03.2025

Ref: 534-P101 Rev P1 – Proposed – Ground Floor Plan. Received – 19.03.2025

Ref: 534-P102 Rev P1 – Proposed – First Floor Plan. Received – 19.03.2025

Ref: 534-P103 Rev P1 – Proposed – Roof Plan. Received – 19.03.2025

Ref: 534-P104 Rev P1 – Proposed Annex Floor Plan. Received – 19.03.2025

Ref: 534-P201A Rev P1 – Proposed – North West Elevation. Received – 19.03.2025

Ref: 534-P201B Rev P1 – Proposed – North West Elevation – Rendered. Received – 19.03.2025

Ref: 534-P202A Rev P1 – Proposed – South West Elevation. Received – 19.03.2025

Ref: 534-P202B Rev P1 – Proposed – South West Elevation – Rendered. Received – 19.03.2025

Ref: 534-P203A Rev P1 – Proposed – North East Elevation. Received – 19.03.2025

Ref: 534-P203B Rev P1 – Proposed – North East Elevation – Rendered. Received – 19.03.2025

Ref: 534-P204A Rev P1 – Proposed – South East Elevations. Received – 19.03.2025

Ref: 534-P204B Rev P1 – Proposed – South East Elevations – Rendered. Received – 19.03.2025

Ref: 534-P205A Rev P1 – Proposed Garage Elevations. Received – 19.03.2025

Ref: 534-P205B Rev P1 – Proposed Garage Elevations – Rendered. Received – 19.03.2025

Ref: 534-P301A Rev P1 – Proposed Detailed Section 01 – Typical Wall. Received – 19.03.2025

Ref: 534-P301B Rev P1 – Proposed Detailed Section 01 – Typical Wall – Rendered. Received – 19.03.2025

Ref: 534-P302A Rev P1 – Proposed Detailed Section 02 – Typical Windows. Received – 19.03.2025

Ref: 534-P302B Rev P1 – Proposed Detailed Section 02 – Typical Windows – Rendered. Received – 19.03.2025

Ref: 534-P401 Rev P1 – Proposed Visualisation. Received – 19.03.2025

Ref: PIN_004 – Landscape Sections. Received – 19.03.2025

Ref: PIN_005 – Landscape Masterplan – Inner Ring. Received – 19.03.2025

Ref: PIN_007 – Landscape Masterplan – Domestic Curtilage. Received – 29.08.2025

Ref: EBD_3824_DR006 – Proposed Habitats. Received – 19.03.2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development hereby approved shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No flintwork shall be constructed to any buildings or walls hereby approved on site until a sample panel of flintwork, not less than 1 metre square, constructed using flints hand laid in a random pattern (with no preformed panels to be used), has been erected on site, inspected and approved in writing by the Local Planning Authority. The panel shall also show the method of feathering and junction with the chalk walls identified on the proposed plans. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample panel and type and method of laying/feathering the flint.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

5. The dwelling hereby approved shall not be first occupied until the photo voltaic panels and ground source heat pump have been installed and are in use in accordance with the approved details.

REASON: To ensure that the energy efficiency measures put forward as part of the special justification for the dwelling in the countryside come forward.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. No development hereby approved shall be first occupied until the visibility splays shown on the approved plans (Ref: 23022-GA01 Rev B) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

8. The development hereby approved shall not be first occupied until the first 6m of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

9. The development hereby approved shall not be first occupied until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

10. Any gates shall be set back 10m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

11. No development hereby approved shall be first occupied until the access, turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

12. No development hereby approved shall commence on site until the applicant has secured a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:
- i) A programme of site investigation and recording within the areas of archaeological interest. Development will not commence within these areas until the archaeological 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 written scheme of investigation

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E or G shall take place on the dwellinghouse or annexe hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area; the high quality design; and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

15. The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling hereby approved; and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, ecological designations and planning policies pertaining to the area, would not permit a wholly separate dwelling.

16. The residential curtilage of the dwelling hereby approved will be as identified by a purple dotted line on approved plan ref: PIN_007 – Landscape Masterplan – Domestic Curtilage. Received – 29.08.2025. All land outside of the purple line shall not be residential curtilage and shall remain in agricultural/woodland use.

REASON: In the interests of the visual amenities of the area and to protect the character of the countryside/special landscape area from domestic encroachment

17. The maintenance shed hereby approved outside of the residential curtilage of the dwelling, shall not be erected on the site until full details, dimensions, elevations and material finishes have been submitted to and agreed in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details and the building shall be used for the purposes of agriculture only. If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place.

REASON: In the interests of the visual amenities of the area and to protect the character of the countryside/special landscape area

18. The development hereby approved shall be carried out in strict accordance with the following documents:
- Section 5 and Appendices 2, 3, 7, 8 and 9 of the Ecological Impact Assessment (EclA). 22 July 2025. Ecology by Design Ltd. Project Code. EBD03824. Version. V2.0;
 - Section 5 of the Preliminary Ecological Appraisal (PEA). December 2024. Ecology by Design Ltd. Project Code. EBD03824;
 - Confidential Appendix – Badger Survey Results and Assessment. December 2024. Ecology by Design Ltd. Project Code. EBD03824;
 - Shadow Habitats Regulations Assessment (sHRA). November 2025. Ecology by Design Ltd. Project Code. EBD03824;
 - The Statutory Biodiversity Metric. 03 December 2024;
 - Natural England Nutrient Neutrality budget calculator for The Solent Marine Sites;
 - Impacts. 10 December 2024. Ecology by Design Ltd. Drawing No. EBD_3824_DR005;
 - Proposed Habitats. 10 December 2024. Ecology by Design Ltd. Drawing No. EBD_3824_DR006;
 - Lighting Strategy Report. P24088.1 – Pincroft Lane. Ecological Lighting Solutions;
 - Arboricultural Impact Assessment for: Land north of Pincroft Lane, East Winterslow, Salisbury. 10 February 2025. Assured Trees. Report Ref. PincroftLane_AIA_022025;
 - Tree Constraints Report for Land north of Pincroft Lane, East Winterslow, Salisbury. 25 April 2024. Assured Trees. Report Ref. PincroftLa_TCR_042024.

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

19. No development hereby approved shall commence on site until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

20. No development hereby approved shall commence on site until evidence of compliance to the Wiltshire Council Nitrogen Mitigation Scheme, or an alternative approved mitigation package addressing the nutrient burden arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

21. The dwelling/hereby approved shall be designed to ensure they do not exceed 120 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

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

22. The development hereby approved shall not be first occupied until the approved package treatment plant and drainage field have been installed, connected and fully operational, available for use. The approved package treatment plant shall be maintained and operated in accordance with the submitted specification and details for the lifetime of the development. Any subsequent replacements shall have an equivalent or improved performance specification.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

23. No development hereby approved shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement (CMS) has been submitted to, and approved in writing by the Local Planning Authority. The CMS shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Native Hedgerows, Species-rich native hedgerow with trees, Lowland mixed deciduous woodland, Lowland beech and yew woodland, ponds, reptiles, birds, badgers, bats and great crested newts. The development shall be carried out in strict accordance with the approved CMS.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

24. No development hereby approved shall commence on site, including vegetation removal and demolition, until full details of the number, design and locations of all enhancement measures; bat roosts; and nesting opportunities for birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be installed in accordance with the agreed detail before first occupation and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning

Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation /enhancement for biodiversity.

25. Notwithstanding the submitted lighting strategy, any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall ensure that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux at all times. All external lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

26. No development hereby approved shall commence on site until a Habitat Management and Monitoring Plan (HMMP), has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the statutory Biodiversity Gain Plan and include the following:
1. a non-technical summary;
 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
 4. the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 5. the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period.

The approved habitat creation and enhancement works set out in the approved HMMP shall be implemented in accordance with the agreed details within the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

27. No development hereby approved shall commence on site until the following has been submitted to and approved in writing by the Local Planning Authority:
- Detailed drawings (including cross sections) of any attenuation/soakaways, bunds, conveyance, or infiltration drainage features. These should detail ground and water levels, inlet and outlet structures, and construction details.
 - The applicant has outlined the site is underlain by chalk. The applicant must demonstrate there is 10m separation between the soakaway and any building, road, or structure foundations, in line with CIRIA C574 Engineering in Chalk.

- Given the site is modelled to experience flooding in the 100+CC event, the applicant is to demonstrate how are flows conveyed to, and contained in, the emergency retention area. This should include detailed overland flow routes to demonstrate flow paths for the 1 in 100+CC events.

The development shall be implemented in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that it can be adequately drained and it flood safe

INFORMATIVES:

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
 The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:
<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

- 4) Please note that local flint is light in colour and any proposed flint must match the local vernacular and be laid in the traditional manner in order to be accepted and to satisfy condition 4
- 5) The application involves an alteration to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- 6) Please note that condition 12 accords with Paragraph 218 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'. In order to satisfy this condition, the further archaeological investigation will comprise excavation around the Late Iron Age features that will be harmed by the proposed development. The programme of archaeological work will include the assessment, analysis, reporting and publication of the results, commensurate with their significance.
- 7) Please note that condition 19 requires evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
- 8) Please note that condition 20 requires evidence of compliance to the Wiltshire Council Nitrogen Mitigation scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.
- 9) 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.
- 10) The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

- 11) It is noted that the applicant intends to discharge foul water via a Septic Tank / Private Treatment Plant. This requires consultation with the EA, see the EA guidance. The applicant can also contact the EA for preplanning advice at swx.sp@environment-agency.gov.uk. If the proposed foul system meets the requirements of DEFRA's General Binding Rules (General binding rules for small sewage discharges (SSDs) with effect from 2 October 2023 - GOV.UK (www.gov.uk)) and therefore is likely to not require an Environmental Permit for foul discharge, the applicant should: Submit evidence to the LPA to support that the General Binding Rules have been met. Include any foul discharges to surface water bodies as part of the Land Drainage (Ordinary Watercourses) Application/EA Environmental Permit (Main Rivers) Application. Where proposals do not meet the General Binding Rules, Environmental Permit applications for foul discharge must be made to the Environment Agency. Septic tanks and sewage treatment plants: what you need to do: Apply for a permit - GOV.UK (www.gov.uk). The applicant should note that in all instances, the preference of the EA and the LLFA is for foul discharge to be to the foul/combined sewerage network (subject to agreement from the Sewerage Undertaker for the area.)