Conservation of Habitats and Species Regulations 2017

Notice of Approval of Regulation 77 Application

Application Reference Number: PL/2023/05198

Decision Date: 24/8/23

Agent: - **SOUTHERN PLANNING PRACTICE LTD**	**Applicant: -** **Mr Simmons**
Particulars of Development: - Application for approval under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for Change of Use of Agricultural Barn (Class Q) to two residential dwellings (Class C3) approved under PL/2023/03548.	
At: - Former Piggery Buildings At Cotswold Farm, West Dean Road, West Tytherley, SP5 1QA	

In accordance with its powers under the above Regulations, the Council hereby APPROVE the development set out above.

The Habitats Regulations Assessment has determined that the development will not adversely affect the integrity of European sites.

This is subject to the development being carried out in accordance with the details submitted, which comprise the following –

- Existing and proposed Location Plan
- Proposed Floorplans and Elevations
- Solent Nutrient Budget Calculator 28 09 22

INFORMATIVES

Protected Species
Prior to the commencement of this proposal you are reminded that if there is any evidence of Protected Species on the site you must consider the implications of the

Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000 and comply with any necessary additional regulations and licenses. For example, you must avoid taking, damaging or destroying the nest built or being used or egg of any wild bird as this would be an offence (with certain exceptions). You must also not intentionally or recklessly damage, destroy or block access to any habitat used by a protected species, such as bats, dormice, reptiles or any other species as listed in The Conservation of Habitats and Species Regulations 2010, Schedule 2 European Protected Species of Animals. Any licensing requirements are in addition to the requirements for planning permission and subject to a separate process. Further information can be found at: https://www.gov.uk/guidance/wildlife-licences

CIL

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. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Signed:

Parvis Khansari **Corporate Director, Place**

Encs: Ecology comments