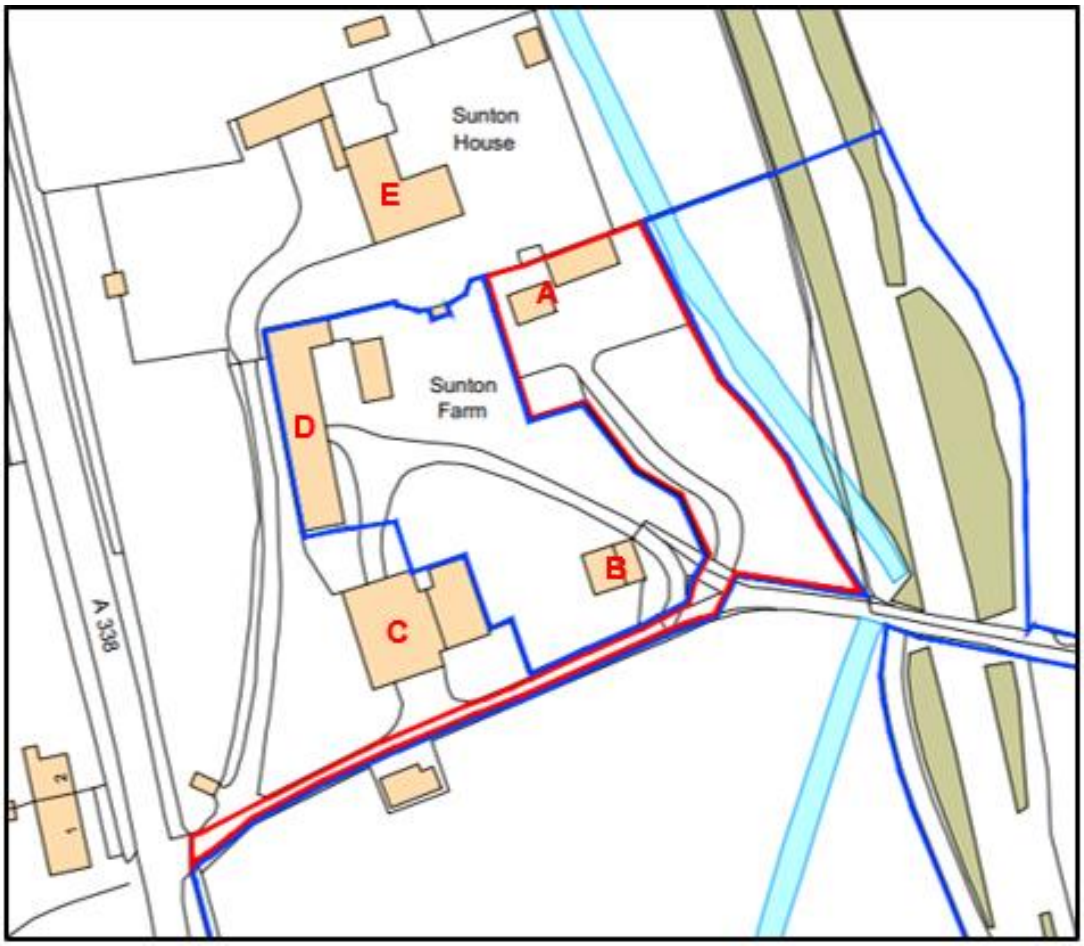
CASE OFFICER'S REPORT

Application Reference: PL/2023/09197
Site: Farrier House, Sunton, Collingbourne Ducis, SN8 3DY
Date site notice posted: 21.11.2023
Publicity Expired: 18.01.2023
Extended/Target Date: 31.01.2024

SITE DESCRIPTION:
The site is situated in the countryside to the north and east of the defined settlement of Collingbourne Ducis, which is designated as a Large Village by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area). It once formed part of a wider farm holding and estate known as Sunton Farm, but the land around Sunton Farm has since been sold off in different lots.



PLAN 1: Site Plan

This particular site consists of a former granary building (which is a Grade II listed building) and a more modern machinery shed (identified as **A** on PLAN 1 above). To the immediate north of the site, Sunton House (which is a Grade II* listed building) and its associated gardens and parking provision exist (identified as **E** on PLAN 1 above). To the west a collection of further agricultural buildings exist, which are of modern design and construction. Planning permission has been granted for the conversion of one of these buildings, to the southwest of this site and marked **C** on PLAN 1 above, into a further residential dwelling (under ref: 20/03688/FUL). Works have commenced on site to implement this permission. This building is outside of the applicant's ownership.

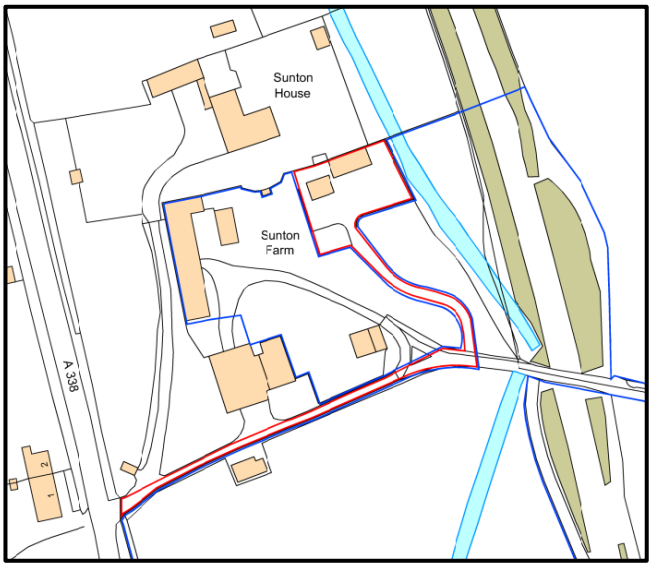
Another building to the west of the application site, marked **D** on PLAN 1 above, is still in use as an agricultural barn for the storage of hay; and is also shown to be within the same ownership as the application site. To the southwest of the main part of the site, a further Grade II listed granary building exists (identified as **B** on Plan 1 above), which has recently been granted planning permission and listed building consent to be converted into a further dwelling (under ref: PL/2022/07671 and PL/2022/07915). The whole site is situated within the Collingbourne Ducis Conservation Area.

The eastern boundary of the site is defined by the railway cutting and River Bourne and its associated flood zones. Flood Zones 2 and 3 both encroach into and over the whole site. The site is also situated in the catchment of the River Avon Special Area for Conservation (SAC) and within 6.4 kilometres of the Salisbury Plain Special Protection Area (SPA). To the east of the River Bourne is the North Wessex Downs Area of Outstanding Natural Beauty (AONB) but the site is not within this designation. The site is served by a shared access leading from the main A338 to the west. A public byway (CDUC1) extends along the access track and the southern boundary of the site.

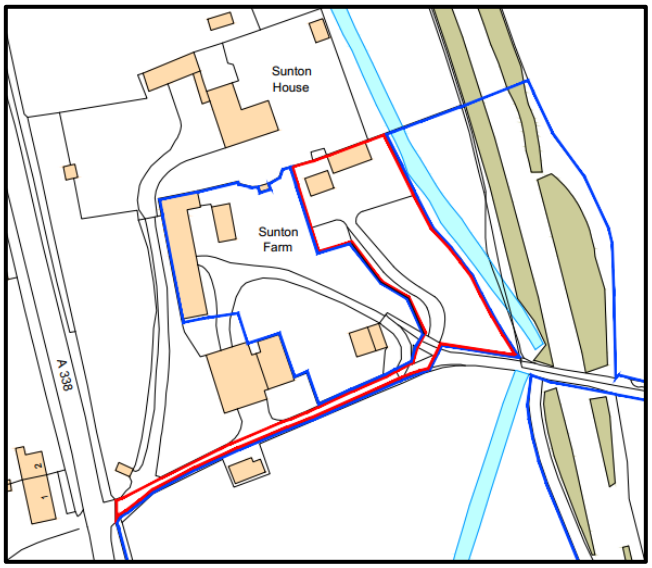
Planning permission and listed building consent were granted in 2021 for the extension and conversion of the listed granary building and modern machinery shed (Buildings **A**) into a single dwelling (under refs: 20/05243/FUL and 20/05948/LBC, which was later amended in 2022 under refs: PL/2022/01534 and PL/2022/03493). The covering letter to this application confirms that work is underway and these buildings are in the process of being converted under these previous permissions.

PROPOSAL:

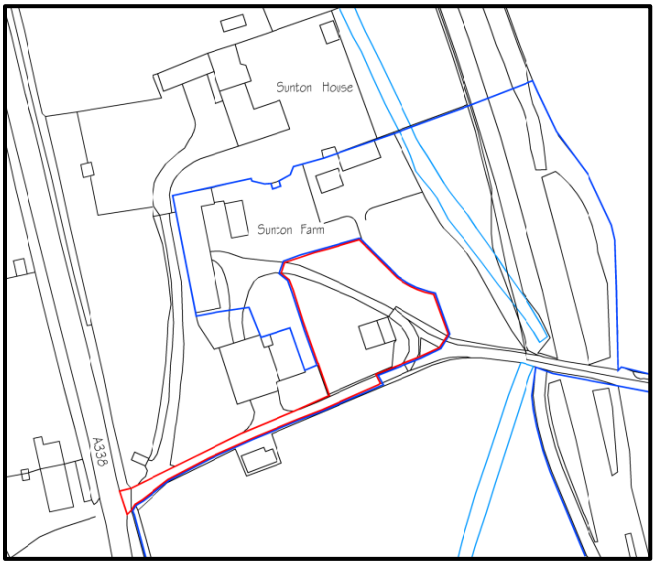
This is a full application, proposing an extension to the residential curtilage that is to serve the new dwelling once the Grade II listed granary and more modern machinery shed are fully converted into a single dwelling. As can be seen from PLANS 2 and 3 below, the proposals are to encompass a large area of left over paddock land that is situated to the north of the public byway, which separates it from the fields/paddocks to the south. It is to the east/southeast of the approved dwelling and its agreed curtilage; and is contained to the west by the railway cutting and river. As is seen in PLAN 4 below, a further listed granary building to the south west of this site has also since been granted permission to be converted into a further dwelling, and additional residential curtilage has been carved out of this former paddock land to serve that dwelling (under refs: PL/2022/07671 and PL/2022/07915). The additional 'garden' land identified by this proposal is therefore currently unusable for any meaningful equestrian or agricultural use because it is cut off from any of the wider paddock/fields in the vicinity of the site.



PLAN 2: Site/residential curtilage already approved for this site's dwelling



PLAN 3: Site/residential curtilage now proposed



PLAN 4: Site/residential curtilage approved for the adjacent granary conversion

The proposals request to redefine this area as additional garden land. It has been confirmed during the course of the application that landscaping and post and rail fencing will be used to define the extended curtilage, to match the approved boundary arrangements of the existing curtilage. The proposals also involve the creation of a new pond within this extended garden area, in order to enhance the biodiversity of the site; and a realigned access track onto the public byway to the south of the site, in order to take into account the access arrangements that have been allowed for the adjacent/southern granary conversion. No changes are proposed to the previously agreed conversion works and no new buildings are proposed in the extended garden as part of these proposals. The application is also submitted in full rather than as a variation to the previous permission because of the enlarged redline/site now proposed.

The application is accompanied by a Covering Letter, which includes a Flood Risk Assessment (FRA). During the course of the application, amended Landscape Plans have also been submitted.

RELEVANT PLANNING HISTORY:

K/33848	The erection of a playroom extension to ground floor. Permission – 03.04.1997 (Building E)
K/33849/L	LBC: The erection of a playroom extension to ground floor. Consent – 18.04.1997 (Building E)
K/36387	Erection of an implement store and open pony shelter. Permission – 21.10.1998 (Building E)
K/59780/CAC	Complete demolition and removal of an unusable and unsafe shed. Refused – 07.01.2009
18/01325/PNCOU	Notification for Prior Approval Under Class Q for Proposed Conversion of Agricultural Building to Dwelling (Class C3). Withdrawn (Building D)
19/06193/FUL	Change of use and conversion of agricultural barn to form 1 no. dwelling. Change of use of agricultural store to ancillary residential storage. Withdrawn (Building C)
20/03688/FUL	Change of use and conversion of agricultural barn to form 1 no. dwelling. Change of use of agricultural store to ancillary residential storage. Permission – 26.02.2021 (Building C)
20/05243/FUL	Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link. Permission – 28.05.2021 (Building A)

20/05948/LBC	LBC: Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link. Consent – 28.05.2021 (Building A)
PL/2021/06987	Extension to agricultural building for storage of Hay/Straw & Machinery. Prior Approval Refused – 22.07.2021 (Building D)
PL/2021/07509	Erection of single storey extension. Removal of 1 no. chimney. Internal alterations. Permission – 03.02.2022 (Building E)
PL/2021/07994	LBC - Erection of single storey extension. Removal of 1 no. chimney. Internal alterations. Consent – 03.02.2022 (Building E)
PL/2022/00698	Conversion of outbuilding to annex with associated internal alterations. Withdrawn (Building E)
PL/2022/00812	LBC: Conversion of outbuilding to annex with associated internal alterations. Withdrawn (Building E)
PL/2022/01534	Installation of guttering and downpipes to granary. Consent – 23.06.2022 (Building A)
PL/2022/03493	Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link (amendments to approved application 20/05243/FUL). Permission – 23.06.2022 (Building A)
PL/2022/07671	Change of use and conversion of granary into 1 no. dwelling with associated access, parking, landscaping and private amenity space. Formation of cycle storage/bin store. Permission – 26.05.2023 (Building B)
PL/2022/07915	Change of use and conversion of granary into 1 no. dwelling with associated access, parking, landscaping and private amenity space. Formation of cycle storage/bin store. Consent – 26.05.2023 (Building B)

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Kennet District Local Plan policies (Saved by Wiltshire Core Strategy) (KDLP):
None

Wiltshire Core Strategy (January 2015) (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP26 (Tidworth Community Area)
CP41 (Sustainable Construction and Low Carbon Energy)
CP48 (Supporting Rural Life)
CP50 (Biodiversity and Geodiversity)
CP51 (Landscape)
CP52 (Green Infrastructure)
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)
CP69 (Protection of the River Avon SAC)

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

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Collingbourne Ducis Village Design Statement (VDS)
North Wessex Downs AONB Management Plan 2019-2024
Dark Skies of the North Wessex Downs – A Guide to Good External Lighting (2021)
Affordable Housing SPG (Adopted September 2004)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:
Conservation – No Objection

- The proposal involves works to the fences and gates of the site, but provides little detail - providing these are all of metal estate fencing or standard height post and rail to match those previously approved at the property then the proposal raises no significant concerns with regard to the setting of the adjacent listed buildings or the character of the CA.

UPDATE:

- I'm satisfied with the confirmation regarding boundary treatments. The revised plan doesn't appear to raise any new heritage issues.

Archaeology – No Objection

- 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.
- Farrier House was previously part of the farm complex of Sunton Farm, which dates from the 18th-century and the Grade II listed, 18th-century, timber-framed granary forms part of the property.
- The House lies within the historic settlement of Sunton, which is thought to have medieval origins.
- The Royal Commission on the Historical Monuments of England (RCHME) recorded earthworks on the west bank of the River Bourne, but these were interpreted as of natural origin.
- It is notable that historic mapping shows a large inlet off the Bourne in the garden to the south of Farrier House.
  However, the proposed landscaping works, including the creation of a gravel driveway and a pond, are of small scale and of slight and superficial impact.
- On this basis, I have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

Ecology – No comments received

- I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.
- The application is within the Hampshire Avon River Catchment Special Area of Conservation (SAC) and the Salisbury Plain Special Protection Area (SPA) visitor catchment.
- Due to the nature of the proposals however no impact to either site is anticipated, and no further assessment is required under Regulation 63 of Conservation of Habitats and Species Regulations 2017 (as amended).
- The River Bourne occurs along the eastern site boundary.
- The river is listed as a priority habitat and must be protected during the proposed works.
- A condition to secure the production of a Construction Method Statement has been recommended.
- There should be no increase in artificial lighting along this river corridor during construction or operation.
- The creation of a pond for ecological benefit is welcomed, it is expected that such a pond will not be stocked with fish.

- The proposals also include new native hedgerow, tree planting, and planting of bulbs and pond plants, which are likely to bring ecological benefits.
- A Habitat Creation and Management Plan is required to secure the enhancements.
- This document should include details of how the pond will be planted and managed, this must include the use of species which are known to be non-invasive in the wild, though the use of native species only is preferred.
- The plan must also state that the pond will not be stocked with fish due to the risk of fish escape into the nearby River Bourne during high water levels.
- There is some variation in the proposed landscaping between the landscape proposals and proposed site plan, this can be clarified in the Habitat Creation and Management Plan.
- It is recommended that the Habitat Creation and Management Plan is secured via condition, if not provided prior to determination

Drainage – Comment

- 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.
- Please add an Informative regarding the need for an Environmental Permit

Right of Way Officer – No comments received

Environment Agency – No comments received

Collingbourne Ducis Parish Council – No comments received

Letters – None

ISSUES:

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

- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Ecology
- Drainage/Flooding

PLANNING ASSESSMENT:

Principle:

As has been identified above, the site is situated in the countryside on the edge of the Large Village of Collingbourne Ducis, where in line with WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area), new unsustainable development is resisted other than in the form of infill development. This application however involves an extension to the residential curtilage that has already been approved rather than any new 'built' development.

The principle acceptability of the change of use of this parcel of paddock land and its incorporation into the residential curtilage of the dwelling that has recently been allowed at this site will therefore be dependent on the level of harm that is likely to be caused by this change of use. An assessment of its implications for the character of the area; ecological value/designations; and neighbouring amenities will therefore be undertaken in more detail below.

Heritage, Character & Design:
As is identified above, the site is situated in the immediate vicinity of a Grade II* listed building; other listed buildings; and is in a conservation area. One of the buildings on this site is also a Grade II listed building its own right. The site is therefore in a very historically sensitive location. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires '*special regard'* to be given to the desirability of preserving a listed building or its setting in the consideration of planning applications. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' and/or in paying 'special attention', the NPPF requires an assessment to be made as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the assets.

WCS policy CP58 (Ensuring the Conservation of the Historic Environment) also 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'*. It does however also acknowledge that '*Designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations…Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance*'.

As is set out above, this application is made in full rather than as a variation to the previous scheme and does not involve any changes to the approved conversion works for the listed granary and machinery store to be used as a dwelling. This application therefore merely involves an extension to the garden that is to serve the dwelling once occupied. As can be seen from PLAN 3 above, the proposals are to encompass a larger area of the left over paddock land that is situated to the north of the public byway, which separates it from the fields/paddocks to the south. A further listed granary building to the south west of this site has also since been granted permission to be converted into a further dwelling, and a residential curtilage has been carved out of this area to serve that dwelling (under refs: PL/2022/07671 and PL/2022/07915). This paddock is also contained to the east by the river and railway cutting. The additional 'garden' land identified by this proposal is therefore currently unusable for any meaningful equestrian or agricultural use and has no direct linkages to the surrounding countryside that would make it useable for these purposes. The incorporation of this land into the residential curtilage of the new house would therefore give it a purpose and ensure it is maintained in the future. As the converted granary/machinery store works are not yet complete and the dwelling is not habitable yet, it is however considered necessary to condition that this proposed change of use and landscaping work does not occur until/unless the dwelling is habitable.

During the consideration of the last applications it was determined that the openness of this paddock land is an important feature defining the setting of the Grade II* listed Sunton House. Permitted development rights for fences and boundary treatment was therefore imposed. This application seeks to create less carving up of this open area and thus a reduction in the amount of boundary subdivision in the middle of the parcel so is considered a benefit to the setting of the adjacent listed building. The Council's Conservation Officer has also raised no objection to the proposals now that the boundary treatment has been clarified. It is however considered to be appropriate to continue to withdraw permitted development rights concerning new boundary treatment and a condition will be imposed accordingly.

The paddock land is however nearest the river and is in both flood zones 2 and 3. It is also situated to the front of the new dwelling and therefore any options for the area's development with new buildings, even using the new property's permitted development rights, would be limited. Indeed, the current scheme proposes only landscaping and a new pond in this new area, in order to increase the biodiversity of the site. This is considered to be appropriate for this rural countryside site on the edge of the AONB.

Overall whilst the extended garden will be visible from the adjacent public right of way, it is considered that the site constraints and position will limit any real domestication of this land and thus the proposals are unlikely to have any significant or unacceptable implications for the character of the area or sensitive heritage assets and their setting. This can be further controlled by the removal of permitted development rights regarding new buildings or fencing/enclosures. The proposals are therefore considered to be acceptable in this regard.

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 site's position in the countryside and separated from the surrounding residential conversions by the existing residential curtilage serving the new house on this site, it is unlikely that these proposals will result in any significantly new implications for any neighbouring amenities. No proposed new 'built' development is identified in the extended residential curtilage; and indeed the applicant has confirmed an intention to install a pond and landscaping in the extended garden in order to enhance the biodiversity and setting of the site. As has also been stated, the permitted development rights can be withdrawn so that the area does not become too domesticated The proposals are therefore unlikely to result in any new issues in terms of overlooking, loss of light or unneighbourliness and are therefore considered to be acceptable in this regard too.

Highway Safety:
The proposed residential use of the house and part of this paddock for residential curtilage has already been accepted. The increase in the size of the garden to serve the new house is not considered to raise any new issues for highway safety. The access from the public byway to the south has been realigned slightly but this is to reflect the access arrangements that have already been agreed for the southern granary residential conversion works. It is not therefore considered that the proposals will result in any additional/new implications in this regard.

Ecology:
As has been identified above, the site is within the catchment of the River Avon SAC and within the 6.4 kilometre recreational buffer of the Salisbury Plain SPA. However, due to the nature of the proposals, no impact to either designation is anticipated, and no further assessment is required under Regulation 63 of Conservation of Habitats and Species Regulations 2017 (as amended).

The River Bourne defines the eastern site boundary and this is listed as a priority habitat and must be protected during the proposed works. The Council's Ecologist has however confirmed that this can be controlled by a Construction Method Statement secured by condition. Limitations on external lighting are also required.

The Councill's Ecologist welcomes the creation of a pond for ecological benefit but it is important that the pond is not stocked with fish due to the risk of fish escape into the nearby River Bourne during high water levels. It is considered that the intended habitat creation and management of the pond can also be controlled by condition. Subject to these conditions being imposed on the decision, the Council's Ecologist has therefore raised no objection to the proposals.

Drainage/Flooding:
As is identified above, the site is situated in the vicinity of the River Bourne and its associated Flood Zones 2 and 3 both encroach into and over the whole site. The application is therefore accompanied by an FRA. It is not considered that the proposed change of use of land will result in significant intensification of the site leading

to flood risk issues. No new built development is proposed on the extended garden land and this can be further controlled by condition. A small section of the site is within flood zone 3b, however this is where the proposed pond is to be located. It is not considered that the proposed pond would increase groundwater flooding levels elsewhere due to the existing site levels which slope towards the River. The Environment Agency has not made any comment on the application and the Council's Drainage Officer has raised no objection, although given its proximity to the river, it is considered necessary to highlight to the applicant that an Environmental Permit may be required. An informative will be attached to the decision accordingly.

CONCLUSION:
Whilst the proposals involve an encroachment of the residential use of the site further into the countryside, it is considered that this parcel of land is well contained in the landscape and will otherwise become an isolated parcel of unusable paddock land. Conditions can be imposed to limit what can occur on the land to limit its domestication and subdivision, but otherwise it is considered that the proposals will sympathetically landscape the land and enhance the biodiversity of the area. It is considered that the proposals are an appropriate use for the site and will not have any adverse implications for the heritage setting or landscape amenities of the area. The proposals are recommended for permission accordingly.

RECOMMENDATION:
Permission subject to conditions

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

   Application Form & Certificate
   Plan Ref: 191015-01 Rev G – Location Plan. Received – 23.10.2023
   Plan Ref: 191015-20 Rev B – Site Plan. Received – 08.11.2023
   Plan Ref: ACLA/BTU 02 – Landscape Proposals. Received – 03.01.2024

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

3. All soft landscaping comprised in the approved details of landscaping (identified on plan ref: ACLA/BTU 02 – Landscape Proposals) 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, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

4. The garden use hereby approved shall not be first used for this purpose until the granary building/machinery store conversion work is completed and the new dwelling on the site is habitable.

   REASON: The site is situated in the countryside and this garden land is only required once there is a dwelling on the site.

5. 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 new buildings, hard surfacing, fences or means of enclosure within Part 1, Class E, F and H; or Part 2 Class A and B shall take place within the residential curtilage hereby permitted.

   REASON: In the interests of the amenity of the area and the character and setting of surrounding heritage assets and landscape designations; to prevent flooding; and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements

6. No development shall commence on site (including any vegetation removal or demolition), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method statement shall include measures for the protection of the natural environment, including how pollution of the watercourse will be prevented during construction works and how artificial lighting on site will be managed. Development shall be carried out in strict accordance with the approved Construction Method Statement.

   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 avoids causing harm to sensitive ecological features.

7. No development shall commence on site (including any vegetation removal or demolition), until a Habitat Creation and Management Plan has been submitted to and approved in writing by the local planning authority. These details shall include:

   i. Details of how the proposed pond will be created, planted and managed for the benefit of biodiversity. This should include restrictions on the introduction of fish and invasive plant species.
   ii. Details of how the proposed hedgerow, trees and bulbs will be planted and managed to ensure successful establishment and benefit for biodiversity. This should include a marked plan showing the locations and extents of each feature.

   The Habitat Creation and Management Plan shall be implemented in full and for the lifetime of the development 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 avoid adverse impacts on biodiversity.

8. Any new external lighting should be for the purposes for safe access and security only 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.

   REASON: In the interests of conserving biodiversity.

INFORMATIVES

1) Please note, with regard condition 5, the Local Planning Authority is unlikely to agree any form of enclosure/landscaping/or boundary treatment that serves to further reduce the open yard character of the site, which is a very important feature of the site, as its subdivision would be very harmful to the setting of all of the listed buildings

2) Please note that as the development is within 8m of a statutory main river, an Environmental Permit from the Environment Agency may be required.

3) The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats 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.

4) Please note that 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.