

16th June 2026

Ecology Team

Wiltshire Council

Via email only: Developmentmanagement@wiltshire.gov.uk

R25-092

Dear Sir/Madam,

**Application for Regulation 77 Approval at Plymouth Chicken Farm, Stock Lane, Landford, Salisbury
SP5 2EW**

Prior Approval Reference: PL/2024/10157

I write on behalf of Mr Ian Browning to request written approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended) in connection with the approved conversion of agricultural buildings to five dwellings at Plymouth Chicken Farm, Stock Lane, Landford, Salisbury, SP5 2EW.

Prior Approval was granted by Wiltshire Council on 22 January 2025 under application reference PL/2024/10157 for the conversion of agricultural buildings to five dwellings under Class Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application is submitted in response to Informative 3 attached to the decision notice, which advises that the site lies within the River Test catchment and the zone of influence of the New Forest protected sites, and reminds the applicant of their obligations under Article 3(1) of the GPDO and the Habitats Regulations.

Description of Development

The approved development comprises the conversion of existing agricultural poultry buildings to five residential dwellings, together with associated parking and residential curtilage areas.

The following documents are enclosed in support of this Regulation 77 application:

- Site Location Plan and Approved Site Layout Plan
- Prior Approval Decision Notice (PL/2024/10157)
- Regulation 77 Shadow Appropriate Assessment prepared by Holbury Consultancy Services
- Nutrient Neutrality Calculation and supporting documentation

Habitats Regulations Assessment

The enclosed Shadow Appropriate Assessment has been prepared to assist Wiltshire Council in undertaking its Appropriate Assessment under Regulation 77.

The assessment considers the potential effects of the development on the following Habitats Sites:

- New Forest SAC
- New Forest SPA
- New Forest Ramsar Site
- Solent Maritime SAC
- Solent and Southampton Water SPA
- Solent and Southampton Water Ramsar Site
- Mottisfont Bats SAC

The assessment concludes that the proposal has no direct impacts upon any designated site and that any potential indirect impacts can be appropriately mitigated.

Recreational impacts on the New Forest designated sites

The site lies within Wiltshire Council's 13.8km Zone of Influence for the New Forest protected sites. The applicant is willing to make the required Strategic Access Management and Monitoring (SAMM) contribution in accordance with Wiltshire Council's adopted mitigation strategy to ensure that recreational impacts are fully mitigated.

Nutrient Neutrality

The site lies within the River Test catchment and therefore has the potential to contribute nutrients to the Solent Habitats Sites. The enclosed nutrient neutrality assessment demonstrates that the proposal would be nutrient neutral and will not adversely affect the integrity of the Solent Maritime SAC or Solent and Southampton Water SPA/Ramsar.

Mottisfont Bats SAC

The Shadow Appropriate Assessment concludes that the proposal will not adversely affect the integrity of the Mottisfont Bats SAC due to the absence of any significant impact pathway between the development and the qualifying features of the designation.

Accordingly, the submitted information demonstrates that the development will not adversely affect the integrity of any Habitats Site, either alone or in combination with other plans or projects.

Fee

I confirm the applicant's intention to pay the required Regulation 77 application fee of £30.

I trust that the enclosed information provides Wiltshire Council with sufficient information to undertake an Appropriate Assessment and issue a positive Regulation 77 determination. Should any further information be required, please do not hesitate to contact me.

Yours faithfully,



Alison Whalley BA (Hons) DipTP MRTPI



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Encs.