

Alison Humphries
Development Management
Wiltshire Council
County Hall
Bythesea Road
Trowbridge BA14 8JN

23 September 2026

Dear Alison,

Regulation 77 Application for 48 Dwellings at Dunns House, Salisbury SP2 7BF given Prior Approval via PL/2026/01936

My client (Ariel Mozes) has instructed me to submit this formal Regulation 77 application to deliver the Habitats Regulations requirements of the prior approval notice referred to above.

Applicant Details: Ariel Mozes, Director on behalf of FTB Cubica Limited, a company incorporated in England and Wales under No. 16780588, registered office address 188 Brent Street, London, NW4 1BE

Agent Details: David Baxter, David Baxter Environmental Ltd, 1 Sunflower Cottage, Woodborough, Pewsey SN9 5PG

Description of Development: Conversion of vacant office building at Dunns House, Salisbury SP2 7BF into 48 dwellings (32 no. 1b1p units and 16 no. 2b2p units). As the development is within the Hampshire Avon SAC and the New Forest SAC Recreational Disturbance Area, Habitats Regulations mitigation is required, as set out below:

1. We will purchase 3.36kg of Phosphorus Credits from Burrow Environmental Ltd to mitigate nutrient impacts of additional dwellings. Burrow will formalise their scheme with your nutrient mitigation team
2. We will apply to pay the New Forest SAMM Contribution for 48 Dwellings (Admin fee) and secure via s111 using your standard template.

As per our previous email correspondence (30 July 2026 and 23 September 2026) we have already submitted:

- The application fee of £30
- details of the redline boundary plan for the application
- details of the officer report that accompanied the prior approval decision
- the nutrient neutrality advice from Natural England via Reg 76 consultation
- a final Nutrient Budget Report and Nutrient Budget Calculation revised in response to the Natural England consultation – this led to an increase in values assumed for water use and occupancy rates.

In order for us to progress with Burrow Environmental, I would be grateful if you could provide a reference number for this Reg 77 application so that they can appropriately register their credits against it. We look forward to receiving the s111 and invoice to pay New Forest the SAMM contribution.

Yours sincerely,

David Baxter
Director
David Baxter Environmental Ltd