

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES Report No.

<b>Date of Meeting</b>	1 <sup>st</sup> June 2022
<b>Application Number</b>	PL/2022/01547
<b>Site Address</b>	The Drying Fields, Castle Hill Lane, Mere, BA12 6JH
<b>Proposal</b>	Demolition of existing garage and erection of a new 2 bedroom dwelling
<b>Applicant</b>	Miss F. Garner
<b>Town/Parish Council</b>	Mere Town Council
<b>Electoral Division</b>	Cllr George Jeans
<b>Grid Ref</b>	
<b>Type of application</b>	Full
<b>Case Officer</b>	Mrs. Becky Jones

### Reason for the application being considered by Committee

Cllr Jeans has called the application to committee to be determined if recommended for approval by officers, on the following grounds:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties

### 1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that the application should be **APPROVED** for the reasons detailed below.

### 2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

1. Principle for the development, tilted balance and 5 year housing land supply
2. Visual impact on the character of the Conservation Area, impact on the streetscene.
3. Impact on neighbouring amenities
4. Highway safety
5. Biodiversity
6. The planning balance

The application generated 3 letters of objection and an objection from Mere Town Council.

### 3. Site Description

The site comprises an existing garage building, built on a narrow finger of land between Castle Hill Lane and Castle Street, within a residential area to the west of the town centre. To the east is a piece of land used as a parking area, which separates the site from Brimbles Cottages. The immediate boundary to the west is formed by a two storey stone outbuilding to Linden House. Opposite the site and Castle Hill Lane to the north is The Coach House (formerly a barn to the rear of Long Hill House) and to the south, on the opposite side of Castle Street is a dwelling known as Grandon.

The site is within the settlement boundary in the Special Landscape Area and Conservation Area. Castle Street and Castle Hill Lane are adopted highways. The site is within Flood Zone 1 of the River Stour catchment.

#### 4. The Proposal



The applicant is seeking to demolish the single storey garage structures (measuring about 5.5m x 2.3m x 4.2m) and erect a detached two and a half storey dwelling positioned towards the south of the site, fronting onto Castle Street:



The two bedroom (master bed plus single/study) dwelling would be constructed from natural stone, with a clay tile roof and timber windows/dormer windows. When viewed from Castle Hill Lane, the dwelling would be pushed back from the road frontage into the site and whilst no defined amenity space is included, off street parking for two cars would be provided:



Quoin details would match the surrounding buildings. Traditional lime mortar will be used to match existing buildings in the area. The site would be dug down and the current retaining wall to the land would be removed. All stones from the demolition of both the existing

structures and retaining wall would be retained for construction of the proposed dwelling. The proposed Castle Street elevation wall would be carefully tied and blended into the retaining wall to either side of it.

## 5. Planning Policy

The following planning policies are considered to be relevant to the determination of this application:

### **National Planning Policy Framework (NPPF 2021) and Planning Practice Guidance**

#### **Wiltshire Core Strategy (WCS) adopted Jan 2015:**

- CP1: Settlement Strategy
- CP2: Delivery Strategy,
- CP17: Spatial Strategy for the Mere Community Area
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring Conserving the Historic Environment
- CP60: Sustainable Transport
- CP61: Transport and Development
- Saved Policy C6 (Special Landscape Area)

Wiltshire Local Transport Plan Car Parking Strategy: PS6 Residential parking standards

Planning (Listed Building and Conservation Areas) Act 1990 Section 72

Updated Housing Land Supply Statement, Base Date: April 2021, Published April 2022

Mere Neighbourhood Plan. Designated area Dec 2018, not being pursued at present.

## 6. Relevant Planning History: None

## 7. Consultations

**Conservation – no objection** in principle subject to conditions.

**Highways – no objection** subject to conditions

**Mere Town Council – Objection**

*The Town Council is unable to support this planning application for the following reasons:*

- 1) Members consider that it is overdevelopment of the site as it is an extremely small space to accommodate a 2-bedroom house with 2 parking spaces which will result in a cramped form of development with low-quality accommodation.*
- 2) Members felt that this house will look out of keeping with the character of the area and have a detrimental impact on existing properties and amenities in the conservation area and the change of street scene in Castle Street will have an impact on the immediate neighbourhood and their amenities.*
- 3) Members were extremely concerned about the accessibility and viability of the two parking spaces which would be accessed from an extremely narrow road just around the corner from a blind bend. Members felt that these parking spaces would be fairly difficult to manoeuvre in and out of and would present a hazard for other drivers using Castle Hill Lane and that, ultimately, occupiers and visitors to the proposed property would end up parking on Castle Street exacerbating the existing parking congestion problems on the main road through Mere.*

## 8. Publicity

The application was advertised by neighbour consultation, site notice and advertisement.

3 letters of **objection** were received on the following grounds:

- *A modern house between an ancient granary and old stone cottages would look a totally out of place eyesore. It is also a hideous place to have a two car space dwelling exiting on to a single track road on a blind corner.*
- *The aim of a Conservation Area is surely to conserve the character of an area as it is. This application aims to build what is perhaps the smallest most cramped house in Mere spoiling the Conservation Area. The double parking space is larger than the building. It will crowd an already narrow lane on a dangerously tight corner. Should this be allowed it will start a trend of building on tiny plots to the detriment of the character of the Conservation Area. Whilst housing is always needed Mere has sufficient in development to make this application unnecessary.*
- *This is a tiny awkward site on a blind bend in a notoriously narrow lane which residents already struggle to navigate. There is a history of mishap and accidents on this corner and the proposal will exacerbate an already problematic spot. A development here will have a detrimental impact on existing properties, since it is incongruous as well as unnecessary with other more suitable housing happening elsewhere in Mere. Construction will be a hazard to the lane and a potential structural danger to the 200 year old granary building it abuts onto. This old stone granary has no foundations and any excavation work will endanger it. The idea of juxtaposing a modern building within touching distance of such an old aesthetic one, especially in a conservation area, seems ill-conceived and inappropriate in the extreme.*

## 9. Planning Considerations

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

### 9.1 Principle for the development, tilted balance and 5 year housing land supply

The site lies within the settlement boundary for Mere, where the principle for new housing development is acceptable in principle under Core Policy 1 (settlement strategy) and Core Policy 2 (delivery strategy). There is no neighbourhood plan for Mere. However, CP17 sets out the spatial strategy for Mere and directs that development in the Mere Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. The development is therefore acceptable in principle.

It can be noted from the Updated Housing Land Supply Statement, Base Date: April 2021, Published April 2022 that the Council cannot currently identify a five year housing land supply (currently 4.72 years supply). Therefore, under paragraph 11 of the NPPF, for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The site is within the Conservation Area, which is one of the protected policy areas identified under footnote 7, namely a designated heritage asset. Therefore, the tilted balance envisaged under para 11 of the NPPF (presumption in favour of sustainable development) would not automatically apply to this site if there are any clear reasons for refusing the development on Conservation Area grounds. However, it is noted that the Conservation officer considers that provided high-quality materials and the finish are secured by condition, then the proposals would preserve the setting of the 'The Barn' and the character of this part of the conservation area.

In policy conclusion, officers consider that in the absence of a five year housing land supply, and given that the proposal is supported in principle by the Conservation officer, the tilted balance would apply to the proposal and appropriate weight should be attached to the proposal in the absence of a 5 year housing land supply.

## **9.2 Visual impact on the character of the Conservation Area, impact on the streetscene**

There is a duty placed on the local planning authority under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Core Policy 58 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. Development should protect, conserve and where possible enhance the historic environment. Heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The revised NPPF states:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 206 of the NPPF requires that:

*Local planning authorities should look for opportunities for new development within Conservation Areas .... to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Section 12 of the revised NPPF also places a greater emphasis on the importance of good design and states:

*126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*

Core Policy 57 sets out the criteria for new development. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. This includes enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced. It also requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting. Criteria (iv) also requires schemes to be sympathetic to and conserve historic buildings and historic landscapes.

CP57 also seeks to make efficient use of land under criteria (vi) whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates to its setting and to the wider character of the area. It should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensure that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

Core Policy 51 of the WCS states:

*Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures.*

Saved Policy C6 also seeks to protect the landscape of the SLA and ensure that high standards of landscaping and design are achieved, using materials which are appropriate to the locality and reflect the character of the area.

The site is constrained in size with roads on two sides. However, the streetscene drawing indicates that the site could accommodate a modest dwelling. The Conservation officer has stated:

*There have been discussions previously about the creation of a new residential unit in this location, in the recent past. And in past discussions, I have suggested that good views of 'The Barn' should be maintained as it is a key historic building in this part of the Mere CA. The topography of the site has made it difficult, thus far, to develop the site in a way that would not have an adverse impact on the setting of the above building and which in turn, would fail to preserve the character of the CA. This application proposes the demolition of the garage, to which I have no objection, it being a structure that arguably detracts from the CA in its current form.*

The proposals are then for some excavation (I assume) on the south side of the plot so that a two and a half storey house (in part) can address Castle Street. The ground floor is subterranean at the rear such that the view from Castle Hill Lane is of a one and a half storey building. The rear garden is then converted to a parking area.

The elevation that faces Castle Street is traditional in design. The plans say Mere stone but it is no longer excavated so the source of natural stone is a critical aspect of the proposals and should be conditioned if minded to approve. It would also be nice if they could opt for a clay tile rather than the slate, as per the terrace to the left. Clay tiles are much more characteristic of Mere than slate. (**Officer note:** the materials have now been amended to this effect).

The front dormer is rather large and I suspect will not have the slenderness of profile that is suggested by the drawing. I suggest a greater detail is supplied at 1:10. (**Officer note:** the south dormer has since been reduced in scale from triple to double casement).

In conclusion, providing high-quality materials and finish, I consider the proposals would preserve the setting of the 'The Barn' and the character of this part of the conservation area.

### **Suggested conditions**

- The source of the natural stone shall be approved by the LPA in writing. A stone panel shall be constructed for the approval of the LPA.
- Window details (brochure) and the front door detail (Brochure) should be supplied for approval
- A greater detail of the dormers should be supplied at 1:10 for approval.
- Natural slate for the roof. (**Officer note** – now superseded by clay tile)
- Rainwater goods to be approved (heritage style)

The height of the dwelling seeks to address the character of the area when viewed from Castle Street, as a two and a half storey dwelling with accommodation in the roof, and from the Castle Lane side, as a single storey unit with a dormer roof. The roof ridge would be set at the eaves level of The Barn. It is difficult for officers to argue that the development would look *out of place* or be an *eyesore*, given that the drawings appear to show a reasonable scale and form of resultant development within the streetscene. Neither is the development likely to appear cramped from either street view, given the context for the dwelling whichever viewpoint is considered:

### *Castle Street viewpoints:*



### *Castle Hill Lane viewpoints:*



The use of dormer windows is also featured elsewhere in the streetscene, closer to the centre and so this is not considered to be an uncharacteristic or unwelcome design feature:



The scale, design and siting for the development are considered to be acceptable and the dwelling would make efficient use of a site within the settlement boundary within an established residential area. Therefore, subject to suitable conditions to secure appropriate materials, windows and dormer details, the proposal is considered unlikely to harm the existing character of the area or to harm the setting of the Conservation Area and other heritage assets. The removal of the existing garage structure is likely to result in an improvement in the quality of the built form. No objection is raised under CP51, CP57, CP58, saved Policy C6, the NPPF and the 1990 Act.

### 9.3 Impact on neighbouring amenities

CP57 also states that the development should make a positive contribution to the character of Wiltshire through:

*(vii) having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*

**North:** The nearest dwelling to the site is The Coach House, which lies to the north, opposite the site. The north elevation of the dwelling would be set back some 8m from the existing south elevation wall of The Coach House. This dwelling presents a stone wall with first and ground floor windows towards the site. The proposed dwelling would have one dormer window, with obscure glazing, facing towards this property:

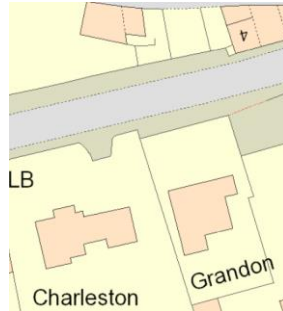


Given this interrelationship, the absence of any private amenity areas or ground floor windows for The Coach House, the proposal is not considered to be harmful to the existing amenities of the existing occupiers, in terms of overlooking, loss of light or dominance.

**East:** The site lies adjacent to existing areas used for parking. The dwelling has no windows facing these spaces and would not have a harmful impact on existing amenities.

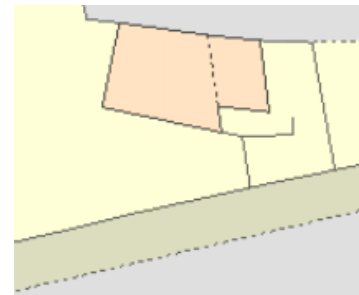


**South:** The site for the proposed development lies opposite a dwelling known as Grandon. This house lies to the south of Castle Street and is at a lower level than the street. It is also set some 14m back from the edge of the road and there would be almost 24m distance between the front elevation of Grandon and the front elevation of the proposed dwelling and roof dormer:

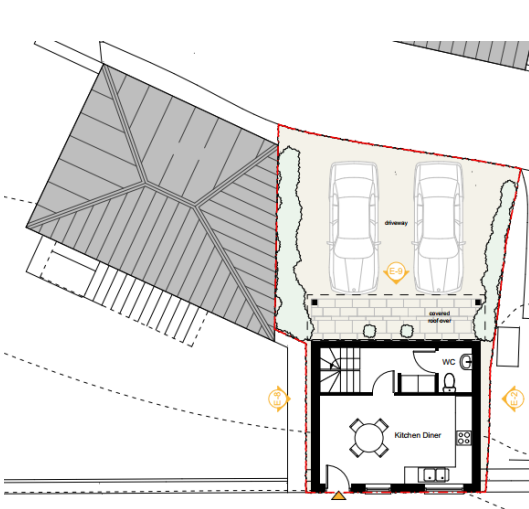


Therefore, the development is not considered likely to materially harm the existing amenities for the occupiers in terms of overlooking, dominance or loss of light.

**West:** The Barn for Linden House lies to the west of the site and the proposed dwelling would be sited adjacent and offset to this building. The building has no east-facing windows and it is also set at an angle away from the application site so the development should not harm the existing 45 degree outlook from the existing door and window:



Given the offset position for the dwelling in relation to the barn, the proposed dormer window would not result in any overlooking towards this building or the private garden in front of it:



The roof ridge for the proposed dwelling would also be lower in height than the eaves for The Barn as the above plan shows. Therefore, no harm has been identified under Core Policy 57(vii) and appropriate levels of amenity are considered to be achievable within the development.

#### **9.4 Highway Safety**

Core Policies CP57, 60 and 61 are relevant to the application and concerns have been expressed about the siting of the parking areas close to the road bend. The development seeks to provide a small 2 bed dwelling and 2 off street spaces are required. The highways officer has stated:

*I note the proposed two bedroom dwelling, with pedestrian access provided from both Castle Hill Lane and Castle Street, with two car parking spaces accessed from Castle Hill Lane. The amount of manoeuvring space behind the parking spaces is tight, but the parking area is wider than a standard parking space and this will aid manoeuvrability.*

*It should be noted that the existing retaining wall that abuts the highway will be altered and essentially replaced by the new dwelling. Full engineering details of these retaining works will need to be approved in writing separately from this planning application (see below Informative).*

*Therefore, I recommend that no Highway objection is raised, subject to the following conditions and informatives being added to any consent granted.*

Therefore, no highway safety objection is raised under Core Policies CP57, 60 and 61.

#### **9.5 Biodiversity**

Core Policy 50 of the WCS states:

*Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.*

*All development should seek opportunities to enhance biodiversity.*

The garage to be removed appears to have (at least in part) a corrugated iron roof, is likely to be single skinned and is therefore considered unlikely to provide any roosting opportunities for bats. Given the small size, construction and urban location of the building, it would not be reasonable to request a bat survey in this instance, but an informative would be added to any permission to remind the developer of their duties under the Wildlife and Countryside Act.

A condition would be attached to any planning application to secure measures such as bat and bird boxes/tiles/bricks to ensure biodiversity net gain for the site.

The site is within the River Stour catchment and this does not present a constraint to the development.

### **10. Conclusion and Planning Balance**

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. Planning decisions should apply a presumption in favour of sustainable development and this means approving development proposals that accord with an up-to-date development

plan without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks consent for a modest dwelling within the settlement boundary of Mere, in the Conservation Area. The Conservation officer has raised no objection to the scheme subject to conditions and has not identified harm to the Conservation Area. The removal of the garage building is likely to result in a visual benefit to the CA, and this can be afforded weight in the determination. The provision of biodiversity net gain measures as part of the scheme can also be afforded modest weight.

Despite the small plot size, the dwelling has been carefully designed to suit both streetscapes, taking into account of the site levels. The development is unlikely to cause harm to neighbouring amenities. Local concerns have been expressed about the size and impact of the site and its location within the Conservation Area, on a tight bend. However, the highways officer is satisfied with the parking provisions for the development. The scheme has also been amended by removing a dormer window, to reduce its prominence on the corner.

The Wiltshire Core Strategy and the NPPF set out the policy considerations for the application and the LPA cannot currently demonstrate a 5 year housing land supply. Some weight may be attached to this slight shortfall of 4.72 years.

In the absence of identified harm to the Conservation Area (a footnote 7 designation) then the tilted balance would be engaged under para 11 of the NPPF. The presumption in favour of sustainable development and the provision of an additional dwelling within the settlement carries significant weight in the determination and therefore, officers consider that the planning balance weighs in favour of the development.

## **11. RECOMMENDATION**

**The application should be APPROVED subject to the following 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 listed in schedule:

Site and Location Plans received 15<sup>th</sup> March 2022

Proposed Streetscene ref 0901 Rev P02 dated 13/5/22

Proposed Plans & Elevations ref 0010 Rev P03 dated 13/5/22

Revised Heritage Impact Assessment and Design and Access Statement received 13/5/22

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

3. No development shall commence above slab level on the dwelling hereby approved until details of:
  - i) the materials (stone and clay tile) to be used on the walls and roof of the development and the source of natural stone to be used
  - ii) brochure details for the windows and front doors
  - iii) 1:10 details for the dormer windows
  - iv) rainwater goods (to be heritage style)
  - v) measures for biodiversity net gain (such as bat boxes / tiles and swift / bird bricks)

have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details before the dwelling is occupied and the agreed details shall be maintained on site thereafter.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences above slab level in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the Conservation Area and to secure biodiversity net gain for the site.

4. No external stonework shall be constructed on site (either on the dwelling or the external stone finish for the retaining wall on Castle Street), until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. 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.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area.

5. The development hereby permitted shall not be first occupied until the whole of the parking area has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

6. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private surface water from entering the highway.

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

7. No part of the development hereby permitted shall be first occupied until the access & parking spaces [2 No] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall  
be inserted in the roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy and the character of the Conservation Area.

#### **INFORMATIVES:**

**Highways:** The applicant is advised of the need to submit plans, sections and specifications of the proposed retaining wall alterations/works for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980.

(For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.)

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. 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](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

**CIL:** The applicant is advised that the development hereby approved represents 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](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)

**Protected Species:** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.