Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Max Hemmings, Ecologist
Date: **16/08/2023**
Application No: PL/2023/06528
Proposal: Discharge of conditions 3, 4, 7 and 10 of PL/2022/01747. Discharge of Conditions (7 and 10 are relevant to Ecology)
Site Address: Langley Burrell Farm, Sutton Lane, Langley Burrell, Chippenham, Wilts, SN15 4LW
Case Officer: Rose Fox

It should be noted that comments below are reliant on the accuracy and completeness of the submitted reports (BNG metric calculation), and we do not take any responsibility for incorrect data or interpretation made by the authors.

Condition No.	Further information required by condition	**Satisfactorily addressed (Document & Date)**
7	No works including vegetation clearance, shall commence until plans and calculations to demonstrate the development will achieve a net biodiversity gain / no net loss have been submitted to and agreed in writing by the Local Planning Authority. Calculations (using the most recent version of the Natural England Biodiversity Metric) will be supported by a plan showing habitat creation and enhancements demonstrating the extent and area of each habitat in relation to the development footprint. Any shortfall in mitigation within the application site will be made up through a scheme approved by the Council prior to determination to secure, deliver and manage land off site for the operational lifetime of the development. The scheme shall be implemented in full accordance with the approved plans. 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 to ensure it complies with Council policy	**YES** File Note – Biodiversity Net Gain Calculation, Date: 04 July 2023 by Quantock Ecology **16/08/2023**
10	No development shall commence on site until a scheme landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :- • details of existing trees and hedgerows around the	**YES** Drawing: Replacement Poultry Buildings Landscaping/BNG Plan, Date: June ’23, by acorus

	perimeter; and • a detailed planting plan and specification showing all plant species, supply and planting sizes (to National Plant Specification) and planting densities REASON: 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features	**16/08/2023**

Final sign off – all matters addressed:

Ecologist	Date
Max Hemmings	**16/08/2023**