Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	14/08/2023
Application number:	PL/2023/05442
Proposal:	Demolition of existing barn and erection of 1No. New Barn
Site address:	Berrybrook Farm, Street Lane, Sedgehill, SP7 9JQ
Case officer:	Joe Richardson

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	Objection - further information required
	Objection in principle
	HRA completed

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Protected Species/Habitats	Habs Regs WCA CP50 NPPF	**14/08/2023** **Ecological Impact Assessment**	
2	Biodiversity Net Gain	NPPF, CP50	**27/06/2023** Submission of the condition assessment sheets used in the site assessment, together with the unlocked Biodiversity Metric spreadsheet used to calculate no net loss, and where appropriate BNG, accompanied by maps referencing the current measured habitats within the site and those proposed for mitigation or for BNG.	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once <u>all</u> the above information has been submitted via the case officer.
Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for consulting Ecology, 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.

1. Ecological Impact Assessment

We welcome the survey report 'Preliminary Roost Assessment' dated June 2023 by Darwin Ecology. We note that evidence of roosting bats exist on site within the farmhouse and Barn B as identified during previous surveys by Darwin Ecology but that the barn to be demolished was assessed as having *negligible* potential to support roosting bats. From the report provided we are of the opinion that the barn proposed to be demolished is unlikely to impact upon ecology. However, no ecological information has been submitted with regards to the proposed new building. The potential impacts on biodiversity at this site are therefore unknown at present.

The Ecological Assessment submitted in support of this application contains insufficient information to determine potential impacts on habitats and protected/ notable species.
In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

We advise that additional information is submitted to include an Ecological Impact Assessment of the area to be impacted by the proposed new building. We would be happy to comment further once in receipt of this information.

2. Biodiversity Net Gain

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and encourages developments to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 174 d) and the government has signalled its intention to bring forward legislation to require development to deliver 10% net biodiversity gain. Natural England has now prepared version 4.0 of the Biodiversity Metric that includes a small site metric Beta version. At the current time therefore, the Council expects all applications to demonstrate no net loss of biodiversity and where appropriate to deliver a net gain.

A firm commitment of no net loss of biodiversity has not been submitted and measures to deliver net gain not proposed. The issue of no net loss must be addressed prior to determination of this application, therefore additional information is required in the form of a BNG assessment.

Final sign off – all matters addressed:

Ecologist	Date
Jenna Buss	**15/08/23**