Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	20/09/2023
Application number:	PL/2023/05167
Proposal:	Rear infill extension, conversion of outbuildings, alterations to rear lean-to and associated landscape alterations
Site address:	The Chantry, Vicarage Road, Tisbury, Salisbury, SP3 6HY
Case officer:	Sarah Hill

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	Ecological Impact Assessment (EcIA) / Habitat Regulations Assessment (HRA)	WCA, Hab Regs	**20/09/2023** An Ecological Assessment has been submitted in support of this application however this contains insufficient information to determine potential impacts on the following habitats and protected/ notable species: - Bats (survey effort) - Bats (artificial lighting)	**NO**

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.

1. Ecological Impact Assessment (EcIA) / Habitat Regulations Assessment (HRA)

The application site is located within a consultation zone for bats associated with the Chilmark Quarries Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations could be required by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

Insufficient information has so far been submitted to determine if an AA should to be undertaken. If required, the AA must be completed by the LPA and the conclusion agreed with Natural England prior to the application being determined.

Bats survey effort

Justification supported by evidence is required on why the survey effort deviates from best practice guidelines and the Preliminary Ecological Appraisal's recommendations with only two of the three dusk emergence/ dawn re-entry surveys being undertaken.

Bats (artificial lighting)

Confirmation is required if the anticipated increase in artificial light spill from the proposed increase in roof lights, dormer and glazed roof lantern will impact each of the following:

- Annex II bats associated with Chilmark Quarries Special Area of Conservation (SAC)
- The bat roost in the adjoining property
- The condition Cranborne Chase AONB's dark sky reserve.

If an impact is considered likely the suitable avoidance and mitigation measures need to be detailed and approved prior to determination.

Habitat Regulations Assessment (HRA) Test of likely significance: Hampshire River Avon SAC Catchment

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale of the development any temporary construction impacts and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

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.

DRAFT CONDITIONS: to be finalised when all information detailed above has been submitted and approved.

1. **Compliance with submitted documents**

The development will be carried out in strict accordance with the following documents:

- Section 4 and Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry, Date: 10 August 2023 by HalpinRobbins

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Biodiversity Mitigation and Enhancement Measures

The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

- Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry, Date: 10 August 2023 by HalpinRobbins

The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.

REASON:
To mitigate for impacts to biodiversity arising from the development.

3. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats and protect the condition of Cranborne Chase AONB.

Final sign off – all matters addressed:

Ecologist	Date