Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	26/09/2023
Application number:	PL/2023/05939
Proposal:	Demolition Of Existing Dwelling + Outbuildings And Erection Of A Replacement Dwelling (Class C3) + Associated Works.
Site address:	3 Greatfield, Swindon, Wilts, SN4 8EQ
Case officer:	Hilary Baldwin

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	Habs Regs WCA CP50 NPPF	**21/09/2023** Preliminary Ecological Appraisal	

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 all 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.

Protected Species
The proposal has the potential to impact upon protected species including but not exclusively bats. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and as such are a material consideration within the planning consultation process. Sufficient and appropriate surveys in line with current guidelines should be provided as well as, where appropriate, detail of mitigation measures to ensure that bats are not adversely affected as a result of the proposed development. These measures should also be included on technical drawings.

The current proposal conflicts with Core Policy 50 (para 6.45) of the adopted Wiltshire Core Strategy 2015 and Paragraphs 174 (a & d) and 180 (a) of the National Planning Policy Framework July 2021, because information in relation to protected species is not included in the proposal.

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 LPAs ecology team prior to determination of the application.

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). 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.

We welcome the technical drawings which outline proposals for hedgerow planting and bird and bat boxes. Assuming the proposed planting is of a native species mix we would welcome these biodiversity net gain proposals.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date **26/09/23**