Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	10/10/2023
Application number:	PL/2023/06392
Proposal:	Conversion of an agricultural barn to a residential dwelling.
Site address:	Sandyhills Farm, Old Dinton Road, Teffont Magna, Salisbury, SP3 5QX
Case officer:	Julie Mitchell

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)	CP50, NPPF, Hab Regs	**10/10/2023** 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 - artificial light - Habitat	**NO**
2	Nutrient Neutrality	Hab Regs	**10/10/2023** Nutrient Calculation and Mitigation Strategy	**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 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.

1. Ecological Impact Assessment (EcIA)

The Ecological Impact Assessment submitted to this application was created in October 2021 and Section 3.7 of the report states it is due to expire in 2022.

Further site surveys are considered to be too onerous since the site was assigned low ecological importance and the structure is considered unlikely to have changed roost potential in this time. However, there are inconsistencies in the report compared to the design drawings which need to

be clarified. These clarifications are important since they have the potential to influence the foraging and commuting potential of the site for Annex II bats associated with Chilmark Quarries Special Area of Conservation (SAC)

Bats - artificial Light

The summary page of the Ecology report states "*The roof-lights shall be removed from the building and tiled-over"* and "*A post-construction lighting plan has also been designed which is sensitive to bats*" which conflicts with the submitted drawings.

Clarification is required if roof lights will be included and if there will be any external lighting removed and / or installed as part of the proposed application. If any external lighting will be installed the position, height and specification of the light fittings needs to be provided prior to determination.

Habitat

Clarification is required if any habitat will be removed as part of the proposed development. If habitat removal is required suitable mitigation planting is required to ensure no net loss in biodiversity.

The proposed Block Plan includes "Existing hedgerow strengthened", clarification is required on what species will be planted to strengthen the hedgerow and how the hedge will be managed i.e. the height and width of the current hedgerow and what will be proposed. The hedge should be managed to ensure the area remains functional for commuting and foraging bats.

2. Nutrient Neutrality

Habitat Regulations Assessment (HRA) Hampshire River Avon Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality". Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out 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 enable the AA to be undertaken, which must be completed prior to the application being determined.

The nature of this application means it is not possible to currently confirm if it is planned until the point of determination. Confirming if the application is planned or unplanned is important to determine if the application can be included in Wiltshire Council's nutrient mitigation strategy. Therefore, the requirements for each scenario are listed below, in the first instance I advise the

applicant to confirm the discharge to ground rate. If it is less than $2m^3$/day then we advise the applicant provides information to ensure compliance with the small scale threshold mitigation strategy.

Further details on the small-scale threshold mitigation strategy and the information requirements are shown in the "*Flow diagram - small scale thresholdsV2*" document submitted along with this consultation response.

Planned

Submit a nutrient calculation and statement confirming how sustainable urban drainage systems (SuDS) and other measures have been adopted on Site to avoid and mitigate phosphorus burdens which needs to be approved by the LPA prior to determination. This information is required to confirm if the proposed development's impact can be covered by the mitigation strategy.

If the development is within the small-scale threshold, evidence will need to be submitted to confirm compliance to the strategy as detailed in the flow diagram.

Unplanned

Submit a nutrient calculation and statement confirming how sustainable urban drainage systems (SuDS) and other measures have been adopted on Site to avoid and mitigate phosphorus burdens which needs to be approved by the LPA and Natural England (NE) prior to determination. An AA will subsequentially need to be completed by the LPA. The application must not be determined until NE have endorsed the AA.

If the development is within the small-scale threshold, evidence will need to be submitted to confirm compliance to the strategy as detailed in the flow diagram. If the development meets all the strategy's criteria then Natural England do not need to be consulted and the AA can conclude the impacts will be de-minimis.

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. **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 the condition of Cranborne Chase AONB.

2. **Compliance with submitted documents**

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

- Section 7 of the Ecological Impact Assessment, Sandyhills Farm, Ref: P216.1.3, Date: 12 October 2021 by Eclipse Ecology.

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

3. Water Efficiency in River Avon Catchments

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44). https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

4. PTP Condition

The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

Reason: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future PTP is of an equivalent or improved standard.

Final sign off – all matters addressed:

Ecologist	Date