Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	27/10/2023
Application No:	PL/2023/07614
Proposal:	Discharge of conditions 8, Travel Plan & 19 LEMP of planning application PL/2021/09567 (Erection of 46 No. Dwellings, Including Access, Parking, Public Open Space (POS) and Landscaping) (19 is relevant to Ecology)
Site Address:	Land West of, Westside Close, Old Sarum
Case Officer:	Joe Richardson

Condition No.	Further Information Required by Condition	Satisfactorily Addressed (Document & Date)
19	Before development commences, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall also include confirmation of the details of the S106 legal agreement funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details. REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.	**YES 27/10/2023** - Landscape & Ecological Management Plan. 31st August 2023. Ecosupport. A Section 106 Agreement is required to secure the long-term management of the site.

The submitted documents are sufficient to enable discharge of condition 19.

Habitat Regulations Assessment: River Avon SAC: Hampshire 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. 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.

In line with the Council's Strategic Appropriate Assessment of Developments in Wiltshire Occurring in the River Avon SAC Catchment (16/03/2023) all planned major and non-sewered applications are required to 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.

A nutrient budget has been submitted with the reserve matters application PL/2023/04526. The nutrient budget predicts that the development will result in an increased phosphorus load of 6.81kg/TP/year. The drainage strategy confirms SUDS have been incorporated into the surface drainage design. For this application the above criteria have now been met. As this application falls within the scope of the mitigation strategy and generic appropriate assessment, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

Final sign off – all matters addressed:

Ecologist	Date
Rachel Whyte	**27/10/2023**