Wiltshire Council

Mr C. Wilkinson
c/o Agent

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Dear Sir/Madam

Discharge of details for Condition 3

Application No:	PL/2023/08828
Proposal:	DOC Discharge of details for condition 3 of planning application 20/01159/FUL (Redevelopment of redundant farm building to create a single new detached house and associated works)
Site Address	Dairy Farm, East Grimstead, Salisbury, SP5 3RT
On Behalf of	Mr Charles Wilkinson

Thank you for your recent request to discharge conditions related to the above.

I confirm that the details submitted satisfy the following condition 3 of the above planning decision as follows:

The condition states:

3) Prior to the commencement of the development hereby permitted, water sampling and an eDNA analysis to test the pond adjoining the development site for the presence of Great Crested Newts shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. If the analysis reveals the presence of Great Crested Newts within the pond, then the following shall apply:

No site clearance shall take place, no vegetation shall be removed from the site area within the red line and no development (including demolition) shall commence until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

- Details of the type and position of fencing required to deter newts from entering the development site.
- Details of measures required to minimise the risk of newts being harmed during the works, e.g. during demolition, excavations and earthworks, use of stockpiled materials and vegetation removal.
- A commitment to ensure that an Ecological Clerk of works is present on site when works commence to oversee erection of Heras, newt and any other necessary fencing.
- A commitment for the Ecological Clerk of Works to be present once a month during the key period of newt activity from March to June to ensure the CMS is being implemented.
- Details of compensation habitat which will be provided to offset the loss of grassland and other habitat within the application boundary.

The development shall be implemented in strict accordance with the measures and timings set out in the agreed CMS.

(Reason: To protect Great Crested Newts)

The agreed details are:

- **Construction and Ecological Management Plan, David Leach Ecology dated May 2023**
- **DLL -ENQ-WILT-00071- Amended Red Line Boundary November 2023.**
- **IACPC. October 23. Natural England**
- **Licence: 2023-00543-EPSDLL. October 2023. Natural England**

The ecologist stated:

We welcome the additional information submitted in relation to GCN in support of the discharge of conditions 3 which included a District Level Licence from Natural England, 2023-00543-EPS-DLL.

GCN
A positive eDNA result for great crested newt was identified within the adjacent pond. Condition 3 of the permission stipulates that a Construction Method Statement must be submitted in support of a positive eDNA result and include mitigation and compensation measures to reduce impacts upon GCN.
As you will be aware, GCN 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 mitigation measures to ensure that GCN are not adversely affected as a result of the proposed development must be submitted as part of the proposal.

We note that an application to Natural England for DLL licencing has been successful, DLL -ENQ-WILT-00071 licence reference ***2023-00543-EPS-DLL*** *. Measures to reduce impacts upon GCN are included within the licence. Assuming works are carried out in accordance with the licence and it's conditions, we would not object to the discharge of this condition.*

Please could you ensure that the development is implemented in accordance with the agreed details.

Yours faithfully

Head of Development Management