Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows, Senior Ecologist
Date:	19/01/2023
Application number:	PL/2023/08711
Proposal:	Construction of a 4 bedroom dwelling, garage, access, landscaping and associated works.
Site address:	LAND OPPOSITE TROWBRIDGE LODGE, LODGE COURT, BA14 6DR
Case officer:	Steven Vellance

Recommendations:

	No Comment
	Support
	No objection
X	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
X	HRA completed

Matters considered:
Thank you for consulting ecology. The following submissions have been reviewed alongside or relevant information:

- Design, Access and Heritage Statement In support of a Full Planning Application for a New Dwelling. (Atlelier 17 Ltd, October 2023).
- Ecology Mitigation Block Plan. Dwg. No. A17 23 35 P109 Rev A. (Atlier 17 ltd., 02/10/2023).
- Land Opposite Trowbridge Lodge, Trowbridge, Wiltshire, A14 7BG AEUK 1471. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 2nd October 2023).

Construction of a dwelling in the garden of Trowbridge Lodge measuring approximately 0.076 hectares is proposed. The site is reported to contain amenity grassland, immature and maturing trees, species poor hedgerow and deadwood habitat of low biodiversity value. The loss of grassland and small number of trees of low value in this urban area is considered not significant in ecology terms.

The submitted Ecology Mitigation Block Plan includes features to benefit biodiversity including relocated dead wood habitat, 2 number insect boxes, 2 number bird boxes and 2 number bat boxes. Adherence to this plan is considered likely to provide ecological benefits.

Habitat Regulations Assessment

Bath and Bradford on Avon Bat Special Area of Conservation
The application has potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated Bath and Bradford of Avon Bat Special Area of Conservation and is therefore screened into Appropriate Assessment.

Appropriate Assessment
The application site is located with the 'grey hatched' recreational zone of the TBMS. This is an area within a zone of influence within which new residential development is likely to result in increased recreational use of the woodland bat sites. New residential development proposals within this zone will be expected to contribute towards the delivery of mitigation to address strategic recreational pressure. Such mitigation will be paid for through Community Infrastructure Levy (CIL). Developers will not pay directly for strategic recreational mitigation. Funding will instead be calculated annually from the number of housing completions and taken from the CIL receipts at the following rate: For residential development, £641.48 per dwelling.

The Council therefore concludes that the current application alone and in-combination with other plans and projects will not lead to adverse effects on the Bath and Bradford on Avon Bat SAC. This AA has been sent to Natural England and the application must not be determined until they have agreed with the LPAs conclusion.

CONDITIONS:
The following, or similarly worded, conditions are recommended.

Compliance with submitted documents

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

- Mitigation and Enhancement Measures detailed in Section 10 of the Land Opposite Trowbridge Lodge, Trowbridge, Wiltshire, A14 7BG AEUK 1471. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 2nd October 2023).
- Ecology Mitigation Block Plan. Dwg. No. A17 23 35 P109 Rev A. (Atlier 17 ltd., 02/10/2023).

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

Final sign off – all matters addressed:

Ecologist	**Date**
Elizabeth Burrows	19/01/2024