Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	12/02/2024
Application number:	PL/2023/11010
Proposal:	Demolition of existing and construction of replacement dwelling and garage
Site address:	203 Bulford Road, Durrington, Salisbury, SP4 8HB
Case officer:	Steve Tapscott

Recommendations:

	No Comment
	Support
	No objection
X	Condition (no objection subject to conditions)
	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)

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 <u>all</u> 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.

The ecology report (Protected Species Survey, 203 Bulford Road, Date: 30th November 2023 by Malford Environmental Consulting) submitted to this application is welcomed. The report details a sufficient survey effort to determine the ecological baseline of the site and the suitable mitigation measures to ensure the continued functionality of the area for biodiversity.

The ecology report confirms the likely absence of nesting birds and the structures to have negligible bat roost suitability. The proposed integrated bat and bird features are welcome and we request their inclusion in the structure is conditioned if this application is approved.

Although outside of the Ecology remit, we also request the Methodology in Section 5 of the Tree report is conditioned to ensure the existing vegetation is suitability retained.

Residential apps within Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km buffer zone of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE.

That Appropriate Assessment reached a conclusion of no adverse effects on site integrity for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

Habitat Regulations Assessment (HRA) – Test of likely significance Hampshire River Avon Special Area of Conservation (SAC) Catchment

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given this is the replacement of an existing dwelling, any temporary construction impacts and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

CONDITIONS:

1. **Biodiversity Mitigation and Enhancement Measures**

The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

- Proposed replacement dwelling and garage, Number: P 1_A-2073-Planning1.dwg, Rev: B, Date: 12-02-2024 by PKA Architects Ltd

The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before occupation of the final works. These measures will continue to be available for wildlife for the lifetime of the development.

REASON:
To mitigate for impacts to biodiversity arising from the development.

2. **Compliance with submitted documents**

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

- Section 5: S5837 2012 Trees in relation to Design, Demolition and Construction At 203 Bulford Road, Rev: 1, Date: 26 January 2024 by Bawden Tree Care

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

INFORMATIVES

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist **Max Hemmings**	Date 12/02/2024