Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Jenna Buss
Date: **28/02/2024**
Application No: PL/2023/10257
Proposal: Discharge of Conditions 6, 7 & 8 relating to application PL/2022/04256 - Change in use of land to equestrian, formation of vehicular access, erection of equestrian buildings, horse walker and arena (retropective)
Site Address: The Paddocks, Barsmore Farm, Tytherton Lucas, Chippenham, SN15 3RH
Case Officer: **Steve Tapscott**

Condition No.	Further information required by condition	**Satisfactorily addressed (Document & Date)**
6	Within three months of the date of this permission, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will: • Identify those areas/features on site that are particularly important for protected and priority species and which may be adversely affected by new lighting. • Illustrate where external lighting has been or will be installed and predicted light spill through the provision of lighting contour plans/Lux plot so that it is clearly demonstrated that the boundary features and habitats used by protected and priority species will not be adversely affected. • Specify luminaires, heights and positions of fittings, as well as any other features e.g. cowls, louvres or baffles. • Specify any intended restriction over the timings for implementation of external lighting. The development shall then be undertaken in strict accordance with the recommendations of any approved lighting plan and no other lighting shall be installed within the site without prior consent from the Local Planning Authority. REASON: To minimise light spillage into areas of habitat for protected and priority species and to	**YES** **29/02/2024** **The Paddocks 3162-DFL-ELG-XX-LD-E0-13001-S3-P01. November 2023. DFL** **Lighting Strategy. November 2023. DFL**

	maintain dark wildlife corridors, particularly for foraging and commuting bats, as many species that are active at night e.g. bats and badgers, are sensitive to light pollution	
7	Within three months of the date of this planning permission, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include: • location and current canopy spread of all existing trees and hedgerows; • full details of any to be retained; • a detailed planting specification showing all plant species, supply and planting sizes and planting densities; • means of enclosure; and • all hard and soft surfacing materials. The soft landscaping scheme shall enable the site to achieve no net loss in biodiversity (i.e. no net loss from before the operational development commenced and/or the equestrian use first started). The approved scheme shall then be implemented in accordance with the approved details. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission. The site is located in the open countryside and in proximity to a listed building, such that it is important the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting. It is also important for the development to demonstrate no net loss of biodiversity through appropriate planting.	**Yes** **29/02/2024** **Landscape Implementation and Management Plan. November 2023. WH Landscape** **Biodiversity Technical Note-Condition 7. November 2023. Icon Ecology.**
8	All hard and soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following this grant of planning permission. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.	**Yes** **29/02/02024** **Landscape Implementation and Management Plan. November 2023. WH Landscape** **Biodiversity Technical Note-Condition 7. November 2023. Icon Ecology.**

	REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.	

We welcome the information submitted in support of the discharge of conditions 6, 7 and 8 in relation to Ecology to include;

- The Paddocks 3162-DFL-ELG-XX-LD-E0-13001-S3-P01. November 2023. DFL
- Lighting Strategy. November 2023. DFL
- Landscape Implementation and Management Plan. November 2023. WH Landscape
- Biodiversity Technical Note- Condition 7. November 2023. Icon Ecology.

Sufficient information has been submitted in support of the discharge of conditions 6,7 and 8 and we would support the discharge of these conditions.

Final sign off – all matters addressed:

Ecologist	Date
Jenna Buss	**29/02/2024**