Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	22/03/2024
Application number:	PL/2023/11150
Proposal:	Erection of new log cabin kiosk with adventure golf courses
Site address:	Maze 596m From Keepers Cottage 15m From Unnamed Road, Center Parcs, Crockerton, BA12 7PU
Case officer:	Jonathan Maidman

Recommendations:

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

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

Ecological survey of the site was carried out by CTM Wildlife at a suitable time of year and following industry guidelines. I consider that the level of survey has been thorough and appropriate to both the nature of the site and the scale of the development. I am satisfied that there is sufficient information available to be able to make a judgement as to whether protected habitats and/or species are likely to be adversely impacted by the proposed development and that no further survey is required in relation to the current application.

According to the Preliminary Ecological Appraisal the development has been designed following ecological and arboricultural advice to address potential impacts on important ecological features. Nevertheless, the Preliminary Ecological Appraisal makes a series of recommendations in Section 5.3 and 5.4 for precautionary measures to be implemented as part of the development to ensure that habitats and species are not adversely impacted by the works.

The most important habitats on site are retained and new planting is proposed. I am satisfied that the proposals would be in accordance with Core Policy 50 with regard to no net loss of habitat functionality. Section 5.5 of the Preliminary Ecological Appraisal sets recommendations to enhance the site for biodiversity e.g., log piles for reptiles.

The development must be carried out in strict accordance with the Arboricultural Impact Assessment (Report ref: LCP-AGC-AIA-012024 Rev A) and Arboricultural Method Statement (Report ref: LCP-AGC-AMS-012024) which sets out measures to protect retained trees.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
    - Proposed Site & Kiosk Information. Drawing no: 23_2517(22)001 P03. Jackson Design Associates.
    - Arboricultural Impact Assessment. Report ref: LCP-AGC-AIA-012024 Rev A. Assured Trees.
    - Arboricultural Method Statement. Report ref: LCP-AGC-AMS-012024. Assured Trees.
    - Tree Protection Plan. Drawing no: LCP-AdvGolf-TPP-02. Assured Trees.
    - Preliminary Ecological Appraisal. V2 – 19/12/2023. CTM Wildlife.

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

2. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

    a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
    b) Working method statements for protected/priority species, such as nesting birds and reptiles.
    c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
    d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

    Development shall be carried out in strict accordance with the approved CEMP.

    REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

Note to case officer: please include conditions to secure the proposed lighting and a pre-commencement condition to provide details of proposed planting.

INFORMATIVES:

Protected Species General

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) 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 **Rachel Whyte**	Date **22/03/2024**