Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	2/11/2023 21/03/2024
Application number:	PL/2023/06525
Proposal:	Erection of an additional machinery barn, new cladding to existing barn, modifications to fenestration of existing stables barn and erection of horsewalker
Site address:	OXLEASE FARM, GREENHILL, HOOK, ROYAL WOOTTON BASSETT, SN4 8EH
Case officer:	Russell Brown

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)
1	PEA	WCA Habitat Regs	A Preliminary Ecological Appraisal and where appropriate an Impact Assessment and Mitigation Strategy to reduce impacts upon ecology.	**Yes 21/03/2024 Ecological Assessment. December 2023. Coyne Environmental**
2	BNG	NPPF, CP50	Submission of the condition assessment sheets used in the site assessment, together with the unlocked Biodiversity Metric spreadsheet used to calculate no net loss, and where appropriate BNG, accompanied by maps referencing the current measured habitats within the site and those proposed for mitigation or for BNG.	**Yes 21/03/2024 BNG Report. January 2024. Coyne Environmental**

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 all 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.

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 Impact

An ecological assessment has been submitted in support of the application. The report states that no works will be carried out upon any of the buildings and therefore impacts upon bats have been scoped out. The existing vegetation surrounding the buildings and hard standing is assessed as emergent vegetation of '*minimal ecological value'* and appears to be largely rough grassland and scrub. No evidence of protected species were identified, however breeding birds may be present and therefore a precautionary working method statement has been submitted in support of the application which is welcomed.

North Meadow SAC 9.4km Recreational Buffer

This application lies within the North Meadow SAC Recreational Buffer. 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 Regulations 2017 (as amended). This concluded that as the proposals are for agricultural purposes there is no mechanism for adverse effect and operational impacts would be de-minimis.

Biodiversity Net Gain

We welcome the submission of the BNG Report (Coyne Environmental 2024). From the current report submission it is clear that net gain has been met through the inclusion of new hedgerows, woodland copse planting and meadow creation to the north of the site. We note that the proposed enhancement areas are currently outside of the red line boundary but within the blue line ownership boundary.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
   Ecological Assessment. December 2023. Coyne Environmental
   BNG Report. January 2024. Coyne Environmental

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

2. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will not impact on the adjacent boundary features.

   The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

   REASON: To avoid illumination of habitat used by bats.

3. All soft landscaping comprised within the BNG Report (Coyne Environmental 2024) shall be carried out in the first planting and seeding season following the completion of the development.

    - All shrubs, trees and hedge planting shall be maintained in accordance with Oxlease Farm BNG Mitigation and Oxlease Farm planting Plan, January 2024 by Coyne Environmental for the duration of the development from the commencement of the scheme and shall be protected from damage by vermin and stock.
    - Any trees or plants which, 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.

REASON: To ensure a satisfactory implementation and maintenance of the Biodiversity Mitigation and Enhancement Strategy

INFORMATIVES:

Nesting Birds
All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist	Date
Jenna Buss	27/03/2024