Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	07/03/2024 27/03/2024
Application number:	PL/2023/10620
Proposal:	Change of use of existing agricultural land to B8 storage to accommodate 20no. shipping containers.
Site address:	South Farm, Water Eaton, Swindon, Wilts, SN6 6JU
Case officer:	Samantha Stockley

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	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	Biodiversity	Habitat Regs CP50 NPPF	Mitigation and Enhancement Strategy	

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.

The following submitted documentation was reviewed to inform this response:

- Location Plan. November 2023. Silhouette House
- Block Plan. November 2023. Silhouette House.
- Email received from applicant 19/03/2024 including site photograph.

We understand that works have already been undertaken at the site and that a compacted stone surface has been laid on site prior to ecological information being submitted. Aerial photography of the site suggests vegetation was present prior to these works being undertaken that would have contributed to the connectivity of the retained woodland/hedgerow habitats to the north and

south of the site. Consideration should be given to compensatory habitat such as hedgerow planting of native species that will restore/enhance connectivity.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain. Evidence of no net loss of biodiversity has not been submitted and measures to deliver net gain not proposed. The issue of no net loss must be addressed prior to determination of this application. This could include but not be limited to, the addition of bird and bat boxes on site.

North Meadows SAC
The site falls within the North Meadow SAC buffer zone which is notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. Natural England has advised that in view of existing visitor levels, any additional residential dwelling, or overnight accommodation within this zone is likely to lead to a loss of site integrity and therefore must be subject to an appropriate assessment. As the proposals do not fall within these categories, it has been scoped out of further assessment.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date