Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Jenna Buss
Date: **28/03/2024**
Application No: PL/2024/00416
Proposal: Variation of conditions 1, 2, 3 and 12 and removal of conditions 6, 7, 8, 13 and 14 on PL/2021/11645
Site Address: The Old Chalk Pit, Gypsy Lane, Petersfinger , Salisbury, SP5 3PA
Case Officer: **Joe Richardson**

Condition No.	Further information required by condition	**Satisfactorily addressed (Document & Date)**
12	Within three months of the date of the decision, a Wildlife Protection and Biodiversity Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority. The details for Wildlife Measures shall include: • Measures undertaken to avoid harm to tree and hedgerow habitats to include a plan showing any protective fencing and; • Information of the timing of the works/pre-commencement checks for all relevant protected species. The details for Biodiversity Enhancement measures shall be provided on a plan and a written scheme in line with the submitted Biodiversity Net Gain Assessment Summary by Co-Ecology dated 27th June 2022 and will include details of the following: • The removal of Japanese Knotweed, Winter heliotrope and dense stands of nettles; • Scraping back of base-rich substrate to expose the underlaying chalk; • Seeding exposed areas with a calcareous mix of local provenance; • Gap planting for the stretch of trees that form the site's eastern boundary; • Selected understorey woodland planting and; • The installation of bird and bat boxes on mature trees surrounding the site;	**Yes** **28/03/2024** -Planning Statement. January 2024. HC Planning -Biodiversity Enhancement Strategy. 2023. Co-ecology -Email received 25/03/2024. HC Planning

	Full details and locations of all plant species, supply, planting sizes and planting densities shall be provided. All planting will be planted in accordance with the approved details in the first planting season. REASON: To provide mitigation/enhancement for biodiversity.	
14	The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of the development being completed, a post construction stage certificate certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval. REASON: To ensure that the development delivers betterment in terms of the level of discharge of nutrients	**Ecology do not support the removal of this condition.** **28/03/2024**

We welcome the information submitted in support of the variation of conditions 1, 2, 3 and 12 and removal of conditions 6, 7, 8, 13 and 14 on PL/2021/11645. Variation of condition 12 and removal of condition 14 relate to Ecology specifically and are supported by the information submitted to include;

- Planning Statement. January 2024. HC Planning
- Proposed Site Layout. January 2024. HC Planning
- Biodiversity Enhancement Strategy. 2023. Co-ecology
- Email received. 25/03/2024. HC Planning

Variation of Condition 12
We welcome the submission of the Biodiversity Enhancement Strategy in support of the Variation of Condition 12. From the Planning statement submitted and site photographs provided via email on 25/03/2024, works appear to have been undertaken at the site, however, enhancement works remain outstanding. Assuming the enhancement works are carried out in accordance with the submitted strategy, we would not object to the variation of this condition.

Removal of Condition 14
This development falls within the catchment of the Hampshire River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

Every application within the catchment must be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). In nutrient neutrality areas this shall be conditioned as part of any planning permission granted for new overnight accommodation.

A water efficiency report will need to be submitted for approval by the LPA in order for the condition to be discharged. For guidance on how to do this and what is required, please refer to the following national statutory guidance: 'GOV.UK: Statutory guidance - Sanitation, hot water safety and water efficiency: Approved Document G(opens new window)', Appendix A (p36-44).

In light of this guidance, we do not support the removal of this condition.

Final sign off – all matters addressed:

Ecologist	Date
Jenna Buss	**28/03/2024**