Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Max Hemmings, Ecologist
Date: ~~19/02/2024~~ 04/04/2024
Application No: PL/2023/10672
Proposal: Discharge Conditions 3, 6, 8 ,9, 10, 11 and 13 on PL/2023/01310 Demolition of an existing dwellinghouse and associated agricultural buildings (four of which have consent for conversion into five Apart hotel units), and the erection of a replacement dwelling, 4 x holiday lets, a storage barn, vineyard, hard and soft landscaping and associated works. Discharge of Conditions (8, 11 and 13 are relevant to Ecology)
Site Address: Hill View, Pitton, Salisbury, SP5 1EJ
Case Officer: Joe Richardson

Condition No.	Further information required by condition	**Satisfactorily addressed (Document & Date)**
8	No works above DPC ground floor level of the development hereby permitted shall commence until details of any proposed exterior lighting (that should comply with the Institute Professionals Environmental Zone E1) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. REASON: In the interests of amenity and character/ wider landscape of the area.	**Partially** ~~Drawing: 22/768/P100, Revision: A, Date: 02.11.23 by Richmond Bell Architects Ltd~~ ~~See comment below this table for further information request.~~ ~~**19/02/2024**~~ Drawing: Hill View Farm - Main Dwelling, Proposed Floor Plans 22/768/P100, Revision: B, Date: 27.02.24 by Richmond Bell Architects Ltd Drawing: Hill View Farm - Main Dwelling, Proposed Coloured Site Plan, 22/768/P003, Revision: B, Date: 11.03.24 by Richmond Bell Architects Ltd

11	No development including demolition, ground works and removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include: i. Details of proposed measure that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds, pre-commencement checks for protected species including reptiles, amphibians, bats and protection of existing habitats (woodland). ii. Quantification of biodiversity net gain provision including a plan showing the location(s), extent and type of grassland and pond habitats to enhance the site for biodiversity. iii. Quantification of biodiversity net gain provision including a plan showing the location(s) and type(s) of feature(s) to enhance the site for bats, nesting birds, invertebrates and hedgehogs. REASON: To avoid adverse impacts on biodiversity.	**Partially** ~~Report: Biodiversity Mitigation & Enhancement Strategy, Doc Ref: 4828.2, Date: July 2023 by Daniel Ahern Ltd~~ Drawing: Planting Plan - South - 1 of 2, 394_PN_02, Rev: C, Date: 2023-10-31, by New Enclosure Drawing: Planting Plan – Holiday Lets - 2 of 2, 394_PN_03, Rev: C, Date: 2023-10-31, by New Enclosure ~~See comment below this table for further information request. 19/02/2024~~ Report: Biodiversity Mitigation & Enhancement Strategy, Doc Ref: 4828.2, Date: March 2024 by Daniel Ahern Ltd Holiday Let & Storage Barn Elevations - Bat Boxes, submitted 12 March 2024 Hill View Farm - Main Dwelling, Proposed North and South Elevations, Drawing No: 22 / 768 / P110, Rev: A, Date: 12.03.2024 by Richmond Bell Architects Ltd Hill View Farm - Main Dwelling, Proposed East and West Elevations, Drawing No: 22 / 768 / P111, Rev: A, Date: 12.03.2024 by Richmond Bell Architects Ltd **04/04/2024**
13	No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: (i) location and current canopy spread of all existing trees and hedgerows on the land;	**YES** Drawing: Planting Plan - South - 1 of 2, 394_PN_02, Rev: C, Date: 2023-10-31, by New Enclosure Drawing: Planting Plan –

	(ii) full details of any to be retained, together with measures for their protection in the course of development; (iii) a detailed planting specification showing all hedgerow/plant species, supply and planting sizes and planting densities to include the wildflower meadow; (iv) means of enclosure including details of all new fencing and gates; (v) all hard and soft surfacing materials; (vi) minor artefacts and structures to include refuse storage units. REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.	Holiday Lets - 2 of 2, 394_PN_03, Rev: C, Date: 2023-10-31, by New Enclosure **19/02/2024**

~~Further information required:~~

~~Condition 8~~

~~**19/02/2024**~~
~~Drawing *22/768/P100, Revision: A, Date: 02.11.23 by Richmond Bell Architects Ltd* is welcomed however, the proposed lighting includes upwards lighting which conflicts with the conditioned compliance to Institute Professionals Environmental Zone E1. Please see this link for further information: Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals (theilp.org.uk)~~

~~Clarification is also required if external lighting will be included elsewhere in the site since the plans seemingly only show the proposed lighting around the main dwelling.~~

~~Condition 11~~

~~**19/02/2024**~~
~~The report *Biodiversity Mitigation & Enhancement Strategy, Doc Ref: 4828.2, Date: July 2023 by Daniel Ahern Ltd* however, further information is required on the location and specification (were not already stated) of the protected species mitigation measures. The building elevation drawings should detail any mitigation features that are proposed to be integrated into the buildings.~~

~~Bats~~
~~The "wet ridge" and gap mitigation measures for bats (Sections 3.9.3, 3.9.4 of the report).~~

~~Birds~~
~~The "double chamber Vivaro Pro woodstone sparrow nest boxes" (Section 3.12.1). Also, the reference to Figure 3 needs to be amended.~~

~~Invertebrates~~
~~The "bee brick" (Section 3.15.1)~~

~~Hedgehogs~~
~~No biodiversity net gain provision has been stated for this species.~~

Final sign off – all matters addressed:

Ecologist	Date
Max Hemmings	**04/04/2024**