Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	06/02/2024 16/04/2024 29/04/2024
Application number:	PL/2023/10726
Proposal:	Provision of car parking facility close to station to support redevelopment of forecourt to front of Salisbury Railway Station, providing a temporary car park facility for maximum of three years for use by passengers, with creation of 89 no. parking spaces for passenger use and 8 no. spaces marked out for Royal Mail use
Site address:	Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, Wilts, SP2 7QP
Case officer:	Joe Richardson

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	Ecological Impact Assessment	WCA Habitat Regs	Updated ecological surveys including Bat Surveys	**Yes 16/04/2024** **Preliminary Ecological Appraisal Rev A. March 2024. Syntegra Consulting**
2	BNG	NPP, CP50	Landscape Plan demonstrating No net loss of Biodiversity	**Yes** **29/04/2024** **Landscaping General Arrangement. April2024.**

				AHR.

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 <u>all</u> 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:

- Environmental Appraisal. December 2019. Camboll;
- General Arrangement. October 2023. AHR Building Consultancy
- Preliminary Ecological Appraisal Rev A. March 2024. Syntegra Consulting
- Proposal for External Lighting and Sall Power. December 2023. Lachmann Consultants
- Ecology Consultation Response. April 2024. AHR

Protected Species
We welcome the additional information 'Ecology Consultation Response' which was submitted to support the current application and includes an updated lighting strategy and landscape plan.

We note that no evidence of protected or notable species were identified on site. However, it is clear that habitat clearance was undertaken prior to the completion of the ecology survey which has prevented an accurate baseline assessment. The landscape plan has outlined a number of recommendations to enhance biodiversity across the site including retention of the remaining vegetation, additional native planting and the inclusion of bird boxes and habitat piles for invertebrates.

The site is currently unlit and appeared to support functionally linked habitat to the wider area. The PEA has assessed the site to be of moderate to high quality habitat for foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity.

The information provided within the 'Ecological Consultation Response' will ensure baffles are implemented and operation will be reduced to 80% maximum and reduced to 10% output when not in use. These proposlas will ensure light spill is reduced on site and the boundary features remain dark.

BNG
Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and the expectation is that development will deliver a net gain. The NPPF also encourages applications to deliver measurable net gains (para 174 d). At the current time therefore, the Council expects all applications to demonstrate no net loss of biodiversity and where appropriate to deliver a net gain.

Due to the removal of habitat prior to survey it is difficult to determine the baseline habitats that were present on site. Nevertheless, the remaining habitat will be retained and additional native planting and biodiversity enhancements will be implemented as outlined within the landscape plan. A management plan will be required to ensure the habitats created are retained for the lifetime of the scheme. This could be secured through a condition.

River Avon SAC 20m Buffer
Due to the location of the proposed development in close proximity to the River Avon 20m buffer, a Habitats Regulations Assessment (HRA) for potential significant effects on the SAC was triggered. A test of likely significance has been carried out by the Appropriate Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species Regulations (as amended) 2019. This concluded that given the nature and location of the development, any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on the SAC and an Appropriate Assessment is not required.

Hampshire River Avon Catchment
This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. 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 due to the scale and nature of the proposals there is no mechanism for adverse effect and operational impacts would be de-minimis.

New Forest Protected Sites 13.8km Recreation Zone of Influence
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 (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development, there is no mechanism for adverse effect and operational impacts would be de-minimus. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.**

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
    - Ecology Consultation Response. April 2024. AHR
    - Landscaping General Arrangement. April 2024. AHR
    - Drawing NO. 574273LL R4. December 2023. Thorlux Lighting

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

2. Prior to the start of construction, a Wildlife Protection and Enhancement Scheme will be submitted to and approved in writing by the local planning authority. The detail shall include;
    - Composition, size and number of the native planting mixes for the proposed planting;
    - Schedule of works demonstrating that planting will be no later than the first planting season post completion of works;
    - Details of the protection measures to be implemented for the new planting;
    - Management measures to be implemented to ensure retention of the planting, to include replacement where necessary.

REASON: To ensure the management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

INFORMATIVES:

Birds in the Nesting Season
The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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.

Reptiles
There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter and remove all waste arising from such clearance. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

Final sign off – all matters addressed:

Ecologist	Date
Jenna Buss	20/04/2024