Wiltshire Council

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Elizabeth Burrows, Senior Ecologist
Date: 08/03/2024, 30/04/2024 ECO2
Application No: PL/2024/00263
Proposal: Discharge Conditions 3,4 and 5 on PL/2021/04036 - Change of use from E(g)(iii) Industrial processes to holiday let and associated conversion works. (*and * are relevant to Ecology)
Site Address: Luccombe Mill, Imber Road, Bratton, Westbury, BA13 4SH
Case Officer: David Cox

Condition No.	Further information required by condition.	**Satisfactorily addressed (Document & Date)**
3	No development shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following: a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing. b) Working method statements for protected/priority species, such as nesting birds and reptiles. c) The location all areas of construction impact such as any temporary construction compound. d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site. e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW). f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.	**No** – Construction Environmental Management Plan (CEMP: Biodiversity). (Herdiwck Ecology, October 2023) **Yes - Construction Environmental Management Plan (CEMP: Biodiversity). (Herdiwck Ecology, October 2023) Rev No. 2**

4	No development shall commence on site until; a) full details (including tree list and planting plan) of the proposed 430m2 of woodland as shown on plan PD/14/LOC - Rev C has been submitted to and approved in writing by the Local Planning Authority and; b) The new woodland area is provided and fully laid out in accordance with the approved planting plan.	**No -** Condition 4 – Planting Plan Inputs. Luccombe Mill (Herdwick Ecology Yes in relation to 4a
5	No development shall commence on site until a habitat management plan for the compound (and the proposed new woodland and 3m wide managed grassland strip to the edge of the SSSI) to ensure the ongoing protection of the woodland features has been submitted to and approved in writing by the Local Planning Authority. The holiday let operation shall then be carried out in full accordance with the approved details of the habitat management plan.	**No** **Habitat Management Plan (CEMP: Biodiversity) Herdwick Ecology, October 2023). See comments below.** Yes - Habitat Management Plan (CEMP: Biodiversity) Herdwick Ecology, October 2023).

The following amendments are required prior to discharge of these conditions. Please re-consult ecology once amended documents has been submitted.

Condition 3
To be complaint with Condition 3 the following amendments to the Construction Environmental Management Plan (CEMP: Biodiversity) prepared by Herdiwck Ecology (October 2023) are required:

- Table 1 should be amended to include the tool box Talk and adherence to method statements within Section 4.0 of the report.
- Section 2.3 must be amended to include the name and contact details of the Ecological Clerk of Works.
- Section 4.3 Should be amended to state that the tool box talk will be prepared and given by the Ecological Clerk of Works.
- Section 4.4 should be amended to clearly state that absolutely no works (temporary or permanent), or changes to land with the SSSI are permitted. In particular, the storage of construction materials and storage or spreading of spoil of any kind must not be permitted.
- It is noted that all areas outside the chain-link fencing are identified as Biodiversity Protection Zones (BPZ) however to provide clarity to the construction team and ensure works do not encroach into the SSSI at the location of the development or elsewhere a plan clearly showing the boundary of the SSSI should be provided.
- A statement confirming the timeframe for provision of the compliance report, completed by the Ecologist and to include photographic evidence, to the local planning authority must be included.

Condition 4
Part (a) of this condition is satisfied by the submitted Planting Plan Inputs report however evidence that the new woodland area has been provided and fully laid out in accordance with the approved planting plan is required to satisfy part (b). A short statement with photographic evidence would be satisfactory.

Condition 5
During consultation between the applicant and Natural England a package of measures required to compensate for the loss of land within Bratton Downs SSSI was agreed. These are outlined in Section

1.6 the ADDENDUM TO ECOLOGICAL IMPACT ASSESSMENT – UPDATED TO INCLUDE AREA OF COMPENSATION WOODLAND PLANTING prepared by Herdwick Ecology (August 2022). The relevant section is copied below.

'Compensation measures are to be included within the proposals. This will include 450m2 of woodland planting on the edge of the SSSI boundary as illustrated in the accompanying planning drawing PD/14/LOC. Species will include those already present within the adjacent woodland: oak, beech, whitebeam and field maple, with occasional under story of hawthorn and holly. The grassland running up the western edge of the SSSI will be managed sensitively to improve the species diversity. In addition, sensitive works are proposed by the landowner to remove the trees affected by ash dieback and implement a restocking programme. These measures will be incorporated into a Ecological Management Plan to include woodland management prescriptions and monitoring of the site as part of a condition attached to a planning condition'.

The submitted Habitat Management Plan must be amended to include details of the sensitive works proposed by the landowner to remove the trees affected by ash dieback and the restocking programme agreed with Natural England. This should include a plan confirming the extent of the restocking programme. This information is required to discharge this condition.

Natural England specifically requested the package of mitigation measures that these conditions intend to secure. Natural England should therefore be consulted prior to the conditions being discharged. Natural England were consulted on 08/03/2024 no response has been received.

Final sign off – all matters addressed:

Ecologist	Date
Elizabeth Burrows	30/04/2024