Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows, Senior Ecologist
Date:	20/11/2023, 16/10/2024 ECO2
Application number:	PL/2023/08323
Proposal:	Conversion of coach house into dwelling to include the creation of a new access onto Chandlers Lane
Site address:	Old Manor Farm, Chandlers Lane, Bishops Cannings, SN10 2JZ
Case officer:	Lucy Rutter-Dowd, Jemma Foster

Recommendations:

	No Comment
	Support
	No objection
X	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
X	HRA completed

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	River Avon SAC: Hampshire catchment	NPPF, CP50, WCA 1981(as amended), Habitat Regulations	Evidence that the development will be nutrient (phosphate) neutral. Nutrient calculation. Mitigation strategy.	Yes 16/10/2024

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.

Matters considered:

Thank you for consulting ecology. The following report has been reviewed alongside other relevant submitted information.

- Old Coach House, Bishops Cannings, Wiltshire. Proposed Conversion. Protected Species Survey and Mitigation Strategy. (Malford Environmental Consulting, 3rd May 2022).
- Nutrient_Calculator_River_Avon_SAC_V_0301_5

Bat survey including eDNA analysis confirm the building is a day/ night bat roost for low number of common and rarer bat species (serotine, soprano pipistrelle and common pipistrelle bats). It will therefore be necessary for a mitigation license to be obtained the works to proceed in a lawful way. Appropriate bat mitigation is described in Section 5 of the Protected Species Survey report and must be adhered to. Replacement bat roost features as recommended in Section 5 of the Protected Species Report are detailed on the Proposed Site Plan, Elevations, Floor Plans and Section plan drawing number Plan1_D-1949-P2.dwg (PKA Architects, 15/06/2023). The development must be carried out in accordance with this plan.

Biodiversity Net Gain

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. The NPPF also encourages applications to deliver measurable net gains (para 174 d) and the government has signalled its intention to bring forward legislation to require development to deliver 10% net biodiversity gain. Natural England has now prepared version 4.0 of the Biodiversity Metric that includes a small site metric Beta version. 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.

Where appropriate the unlocked Biodiversity Metric calculation spreadsheet should be supported by the condition assessment sheets and maps showing the specific areas of land identified in each row of the calculation tool for the baseline and operational phase of development.

Measures to deliver net gain are not proposed however this is a minor application that will result in no net loss of functional habitat and therefore policy compliant.

Habitat Regulations Assessment: River Avon SAC: Hampshire 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. Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.~~ ~~**Insufficient information has so far been submitted to enable the AA to be undertaken, which must be completed prior to the application being determined.**~~

~~**Habitat Regulations Assessment: Hampshire River Avon Special Area of Conservation (SAC) 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. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted phosphorous nutrient calculation [Nutrient_Calculator_River_Avon_SAC_V_0301_5] calculated a total phosphorus budget of 0.05 TP/year. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fix cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website Phosphorus and nitrogen mitigation - Wiltshire Council.

Ecology officer approval Approval of Nutrient Budget	Document reviewed Nutrient_Calculator_River_Avon_SAC_V_0301_5 Pre 2030 budget – 0.05 Budget approved - Yes Date – 16/10/2024

A strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

The mitigation fee and administration charge for the scheme can be paid by a section 111 agreement. It is also possible to pay the mitigation fee through a section 106 agreement or unilateral undertaking.

CONDITIONS:
The following, or similarly worded, conditions are recommended.

Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Section plan drawing number Plan1_D-1949-P2.dwg (PKA Architects, 15/06/2023).

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

INFORMATIVE:
For applications where a bat roost is impacted and an EPSL is required.

The roof space of the Coach House at Old Manor Farm is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future works affecting roost mitigation features or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

River Avon Phosphorus Mitigation (Grampian Condition)

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

INFORMATIVE:

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme.

An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Water Efficiency
The overnight 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) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

INFORMATIVE:

A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: *'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency'*, Appendix A (p36-44). https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

Final sign off – all matters addressed:

Ecologist Elizabeth Burrows	Date 16/10/2024