

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Abi Gazzard
Date: 23/06/2026
Application No: PL/2026/02608
Proposal: Discharge of Conditions 6 (CEMP), 7 (110 litres), 8 (Ecology) and 9 (River Avon Special Area of Conservation Mitigation scheme) of PL/2025/08963 - Erection of two storeys to rear wing of approved care home to provide 4 new care bedrooms
Site Address: Breamar Lodge, 18-20 Stratford Road, Salisbury, SP1 3JH
Case Officer:

Thank you for consulting Ecology on the discharge of conditions relating to planning permission PL/2025/08963.

The site comprises a care home where it is proposed to add an extension of 4 bedrooms/units. The site is neighboured by a park to the northeast, athletics ground to the southwest and buildings in other directions. This development falls within the catchment of the River Avon SAC, for which Council-issued phosphorus credits have been secured. Conditions 7-9 directly relate to ecology.

Condition No.	Further information required by condition	Satisfactorily addressed (Document & Date)
6	The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures: i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location; ii. A description of management responsibilities; iii. A description of the construction programme; iv. Site working hours and a named person for residents to contact; v. Detailed Site logistics arrangements; vi. Details regarding parking, deliveries, and storage; vii. Details regarding dust and noise mitigation; viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and	'Construction Environmental Management Plan, Colten, April 2026' Whilst this condition does not directly refer to Ecology, it is noted that some suitable ecology-related precautions are outlined in Appendix A. Section 3 of the Ecological Assessment (Tyler Grange, July 2022) must remain adhered to, as per Condition 2.

	ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc. Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.	
7	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.	YES - 'Water Efficiency Calculator, April 2026' The water efficiency calculator aligns with that required by 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency' and demonstrates a level below 110 litres per person per day, in compliance with Condition 7.
8	Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for wildlife (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works. REASON: To provide mitigation /enhancement for biodiversity.	NO - 'Biodiversity Statement, Colten' 'Proposed Elevations, Colten, April 2025, Rev C' 'Preliminary Ecological Appraisal, Ecosupport, February 2026' A bat brick is to be installed on the southeast elevation. Whilst this feature is welcomed, the plans must show the <u>specification</u> of the proposed bat brick. The PEA suggests that an lbstock brick would be "suitable", but a confirmed product type/specification is not clarified. This was also highlighted in my initial consultation response: <i>"whilst the bat brick is indicated on the Proposed Elevations Sheet, the specifications of the brick are not shown. Please could this plan be amended to include the design specifications of the bat brick, so that said plan is enforceable"?</i>
9	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	NO - 'S111' 'Letter from Colton confirming application for credits, 21/04/26' 'Email confirming proof of payment, 16/06/2026' The submitted documents confirm that a

	Authority. REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.	S111 for phosphorus mitigation has been prepared and signed. However, the S111 refers to the requirement of 0.11 credits to offset a phosphorus burden of 0.11 kg TP/year, as per a superseded credits calculation. The final and approved nutrient calculation estimated a total phosphorus budget of <u>0.17 kg TP/year</u>, and this was reflected in the ecology section of the Hampshire Avon Credit Screening Approval Certificate. It is advised that this is checked/discussed with the applicant and Case Officer.
--	--	---

Overall, further information submitted is required to discharge conditions 8 and 9.

Final sign off – all matters addressed:

Ecologist	Date
Abi Gazzard	