

# AGENDA SUPPLEMENT (1)

**Meeting:** Southern Area Planning Committee

**Place:** Salisbury Arts Centre

**Date:** Thursday 31 March 2022

**Time:** 2.00 pm

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**The Agenda for the above meeting was published on 22 March 2022. Additional documents are now available and are attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Lisa Alexander, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email [lisa.alexander@wiltshire.gov.uk](mailto:lisa.alexander@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## **Part I (Pages 3 - 86)**

DATE OF PUBLICATION: 30 March 2022

This Supplement pack contains:

- Committee Presentation slides
- Additional correspondence for 7a, 7b & 7c
- 7b summary of amendments
- 7c Ecology document

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# Southern Area Planning Committee

31<sup>st</sup> March 2022

**7a) PL/2021/08473 - 1 Bourne View, Allington, Salisbury, SP4 0AA**  
Erection of single 2 storey 3 bed dwelling (Outline with Access to be considered)  
**Recommendation: Approve with Conditions**



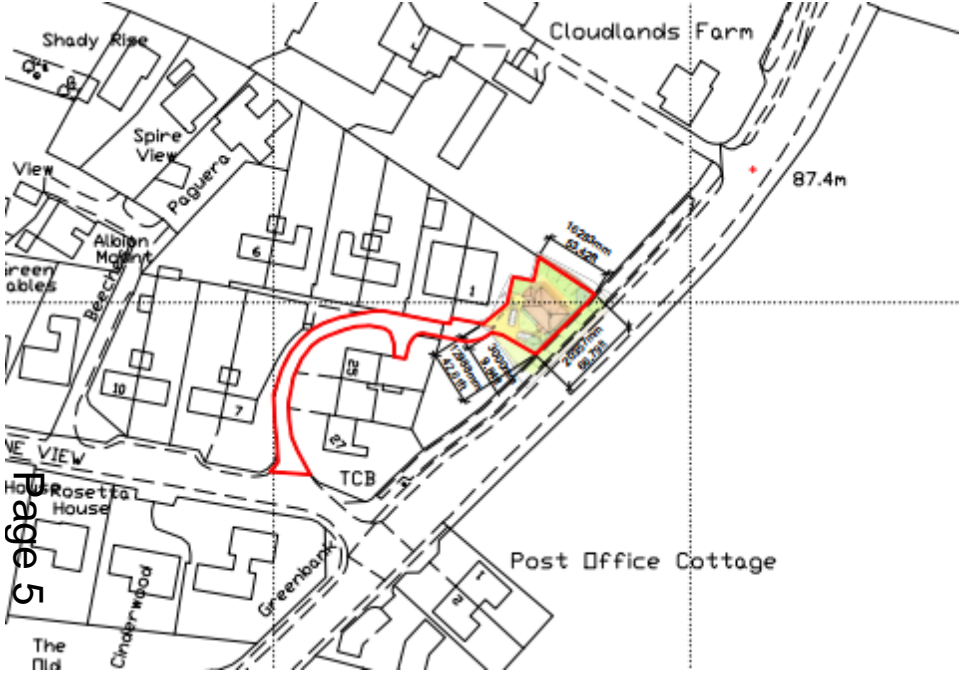
Site Location Plan



Aerial Photography



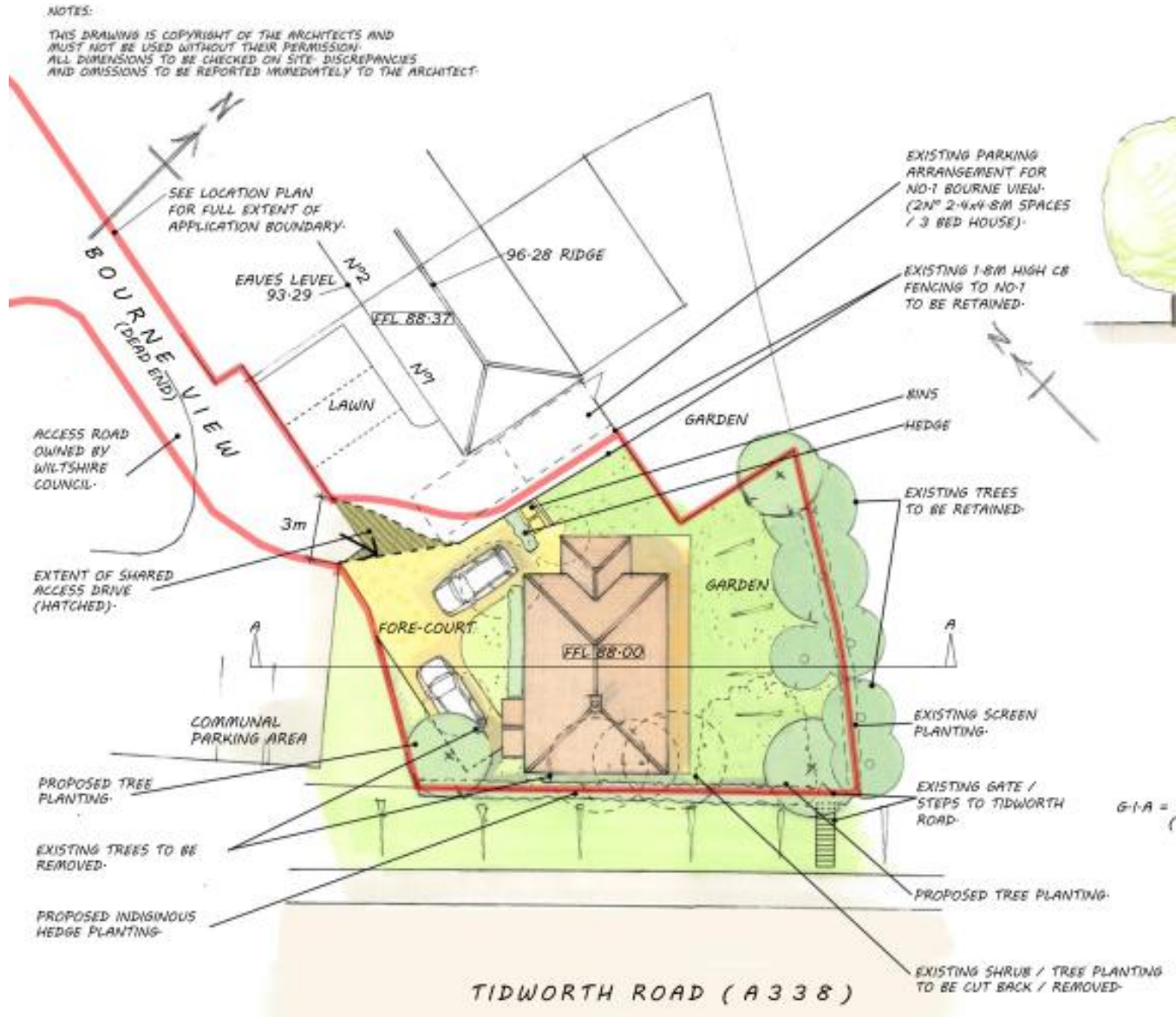
# Location Plan and Topographical Survey



Page 5

# Proposed site plan including indicative layout

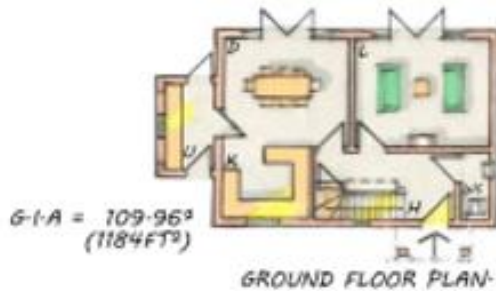
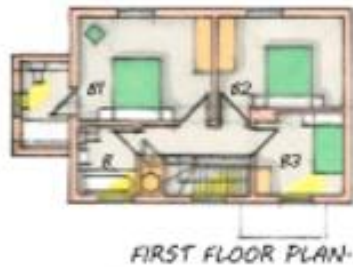
Page 6



# Indicative elevations, floor plans and section



Page 7





# Front views of existing dwelling and proposed site



Page 8



# Parking retained for existing dwelling and views of proposed site





# Views from A338



Page 10





# Views from A338



Page 11



# Bourne View resident's parking to south of site



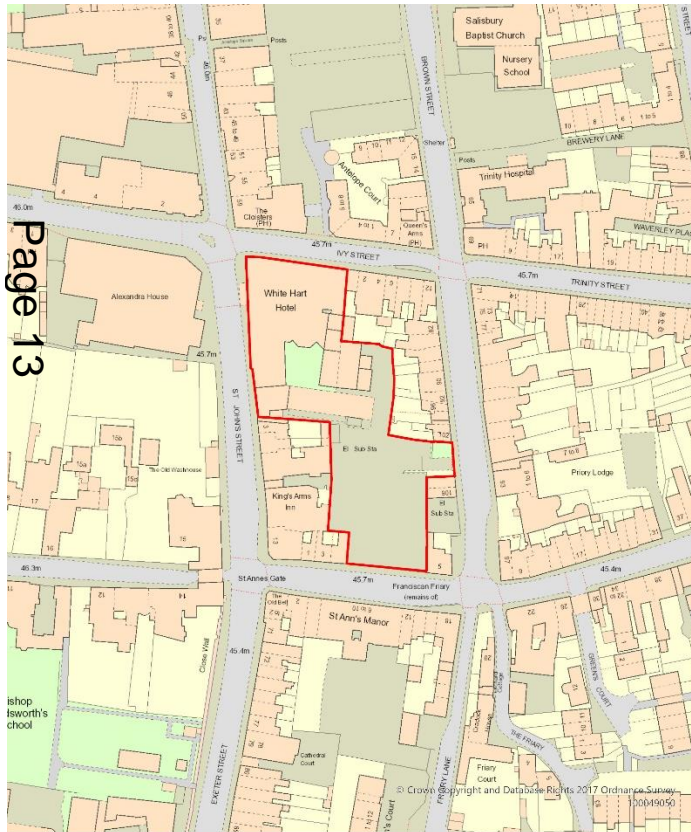
Page 12





## 7a) 20/10860/FUL & 21/00267/LBC - The White Hart Hotel, St Johns Street, Salisbury, SP1 2SD

Proposed Extension of White Hart Hotel providing 22 No. new hotel bedrooms, relocation of back of house facilities (namely: Staff Canteen, Storage, Staff Change, Historical Data Storage, Maintenance), infill of ground floor facade to St Johns Street. **Recommendation: Approve with Conditions**



Site Location Plan

Aerial Photography

# View from Brown Street of rear of hotel





# Existing car parking area



# Undercroft area of 1970's extension





# Service yard and 1970's extension block



# Boundary with Brown Street



Page 18





Northern boundary with Ivy Street





# Existing internal courtyard and function room building





# Evolution of hotel and Surrounding listed buildings (hatched)

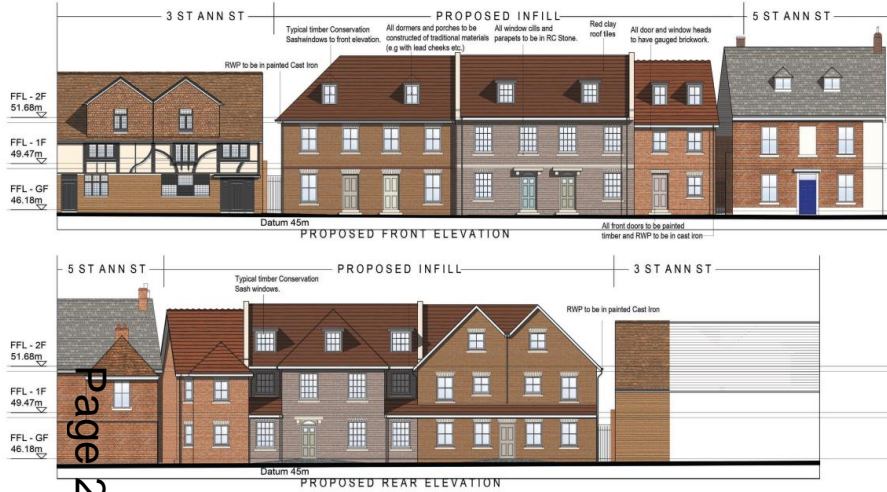


# Previously refused scheme





# Extant permission 19/04857/ful for 9 serviced apartments



# Originally submitted scheme – north and east elevations – accommodation block

Page 24



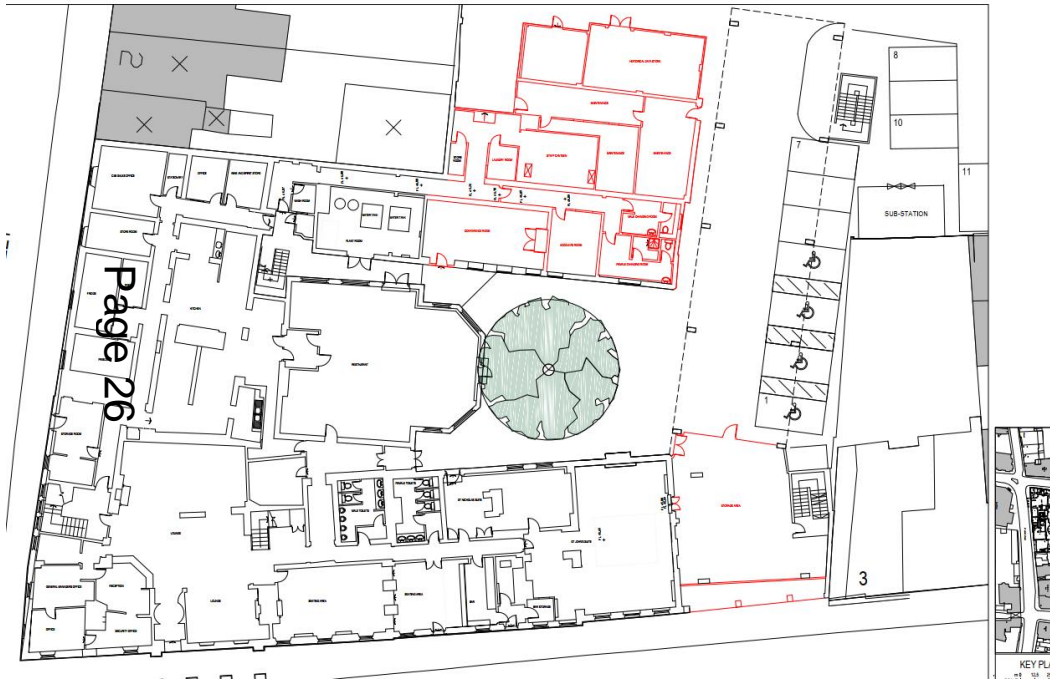
# Originally submitted scheme and glazed link (now omitted)



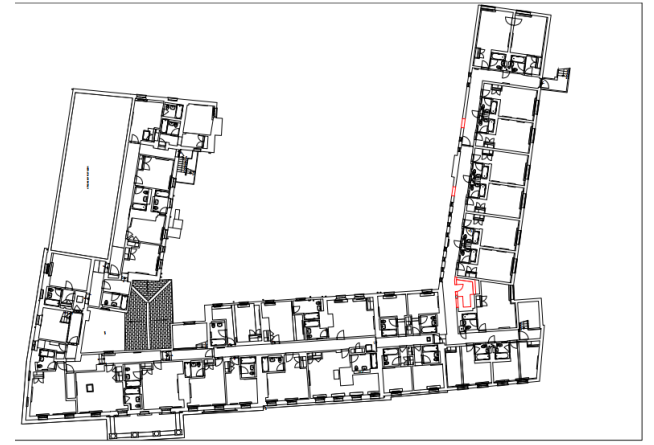
EXAMPLE PRECEDENT - CHURCH HOUSE, BUBBER



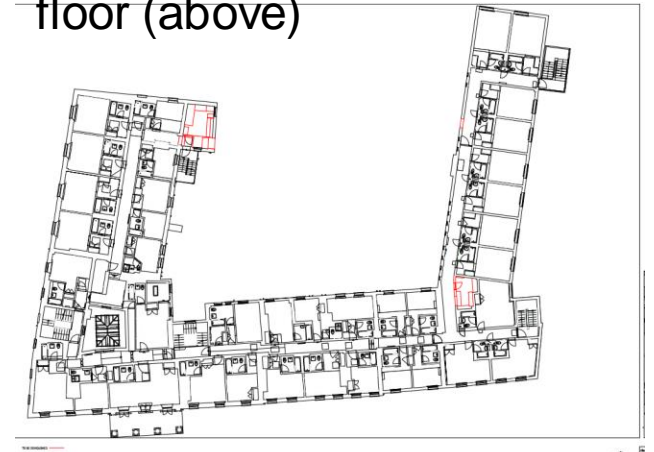
Extent of demolition (in red)



Ground floor (above)



First floor (below) second floor (above)





# Revised general Layout plan and parking



IVY STREET

BROWN STREET

ST JOHN'S STREET

ST ANN STREET

Old Ball

# Proposed ground floor of rear accommodation block





# Proposed ground floor undercroft of 1970's extension



Page 29

# First floor plan

Page 30





# Proposed First floor layout rear accommodation block



# Second floor





# Proposed section floor layout rear accommodation block



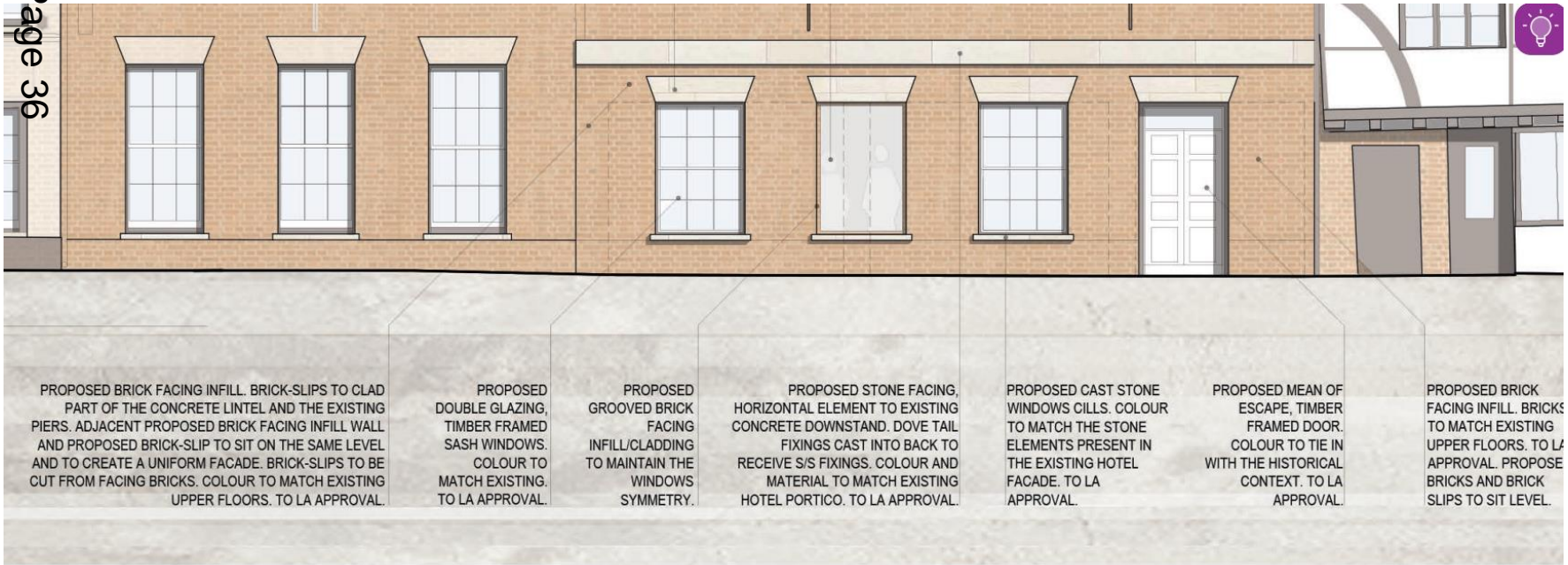
# Existing and proposed parking





# Existing and Proposed improvement works to St John Street elevation







PROPOSAL TO REPLACE THE EXISTING UPVC WINDOWS OF THE 1970S BLOCK, ELEVATION FACING ST JOHN STREET, WITH APPROPRIATE DOUBLE GLAZED, TIMBER-FRAMED WINDOWS.

PROPOSED STONE FACING, HORIZONTAL ELEMENT TO EXISTING CONCRETE DOWNSTAND, DOVE TAIL FIXINGS CAST INTO BACK TO RECEIVE S/S FIXINGS. COLOUR AND MATERIAL TO MATCH EXISTING HOTEL PORTICO. TO LA APPROVAL.

PROPOSED BRICK FACING INFILL. BRICK-SLIPS TO CLAD PART OF THE CONCRETE LINTEL AND THE EXISTING PIERS. ADJACENT PROPOSED BRICK FACING INFILL WALL AND PROPOSED BRICK-SLIP TO SIT ON THE SAME LEVEL, AND TO CREATE A UNIFORM FACADE. BRICK-SLIPS TO BE CUT FROM FACING BRICKS. COLOUR TO MATCH EXISTING UPPER FLOORS. TO LA APPROVAL.

PROPOSED DOUBLE GLAZING, TIMBER FRAMED SASH WINDOWS. COLOUR TO MATCH EXISTING. TO LA APPROVAL.

PROPOSED CAST STONE WINDOWS HEADS AND CILLS. COLOUR TO MATCH THE STONE ELEMENTS PRESENT IN THE EXISTING HOTEL FACADE. TO LA APPROVAL.

PROPOSED BRICK FACING INFILL. BRICKS TO MATCH EXISTING UPPER FLOORS. TO LA APPROVAL. PROPOSED BRICKS AND BRICK SLIPS TO SIT LEVEL.

Bedroom

1st Floor FFL  
49.09

Staff Canteen

Ground Floor FFL  
45.850



PROPOSED DOUBLE GLAZING, TIMBER FRAMED SASH WINDOWS. COLOUR TO MATCH EXISTING. TO LA APPROVAL.

PROPOSED GROOVED BRICK FACING INFILL/CLADDING TO MAINTAIN THE WINDOWS SYMMETRY.

PROPOSED STONE FACING, HORIZONTAL ELEMENT TO EXISTING CONCRETE DOWNSTAND. DOVE TAIL FIXINGS CAST INTO BACK TO RECEIVE S/S FIXINGS. COLOUR AND MATERIAL TO MATCH EXISTING HOTEL PORTICO. TO LA APPROVAL.

PROPOSED CAST STONE WINDOWS CILLS. COLOUR TO MATCH THE STONE ELEMENTS PRESENT IN THE EXISTING HOTEL FACADE. TO LA APPROVAL.

PROPOSED MEAN OF ESCAPE, TIMBER FRAMED DOOR. COLOUR TO TIE IN WITH THE HISTORICAL CONTEXT. TO LA APPROVAL.

PROPOSED BRICK FACING INFILL. BRICKS TO MATCH EXISTING UPPER FLOORS. TO LA APPROVAL. PROPOSED BRICKS AND BRICK SLIPS TO SIT LEVEL.

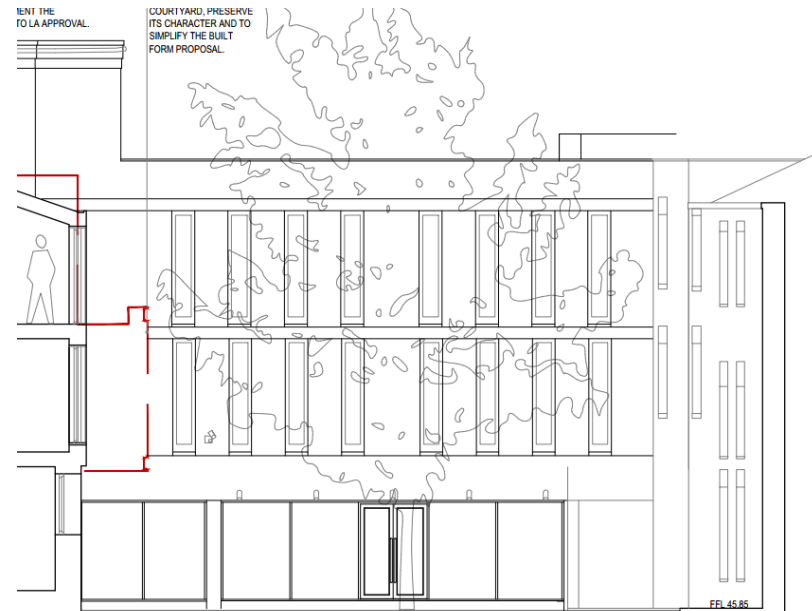
# Proposed Undercroft works (north and south elevations)

Page 38



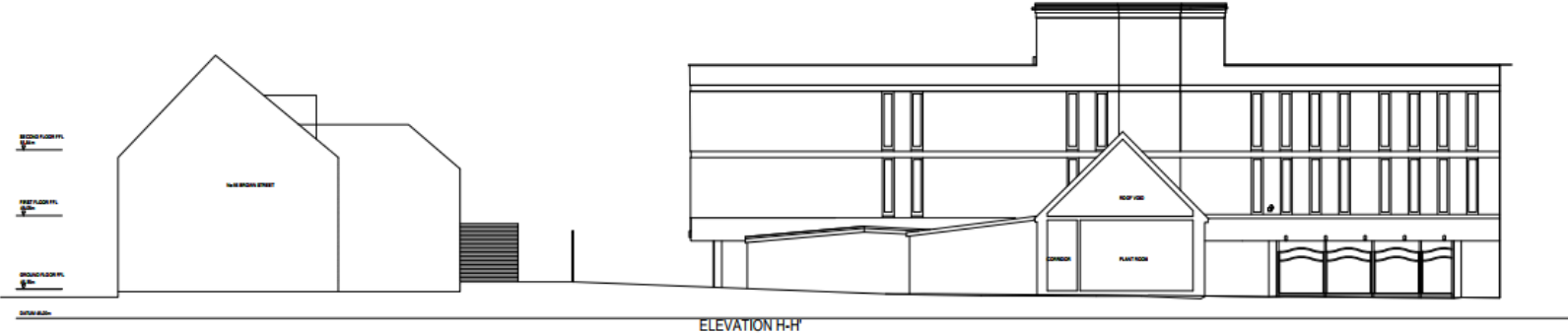
ELEVATION C-C' PROPOSED

New glazing and doors to north elevation of courtyard elevation

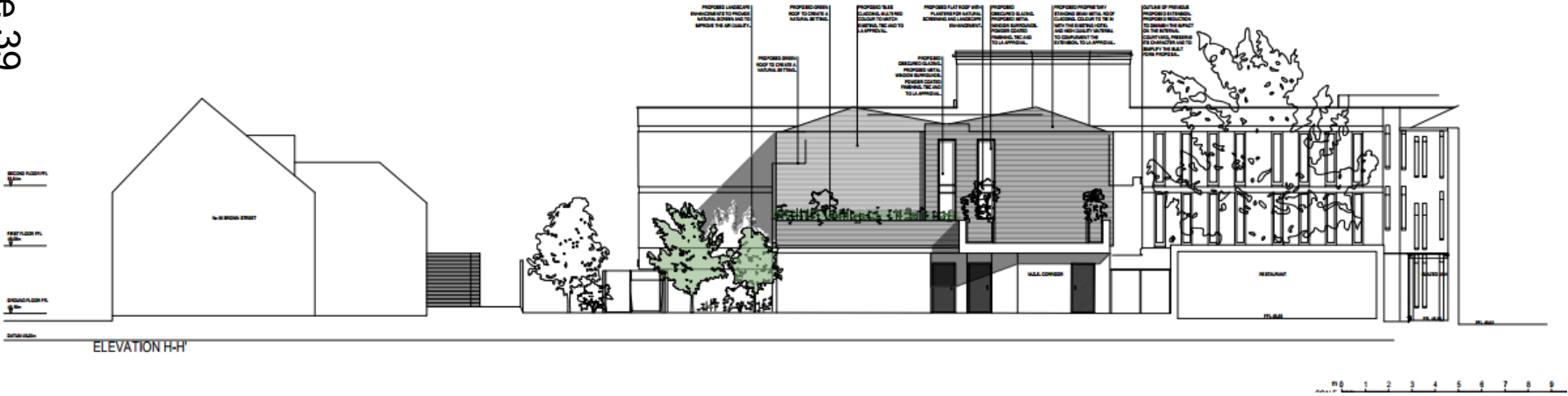




# Existing and Proposed North elevation facing Ivy Street



Page 39



# Existing and Proposed East elevation facing Brown Street



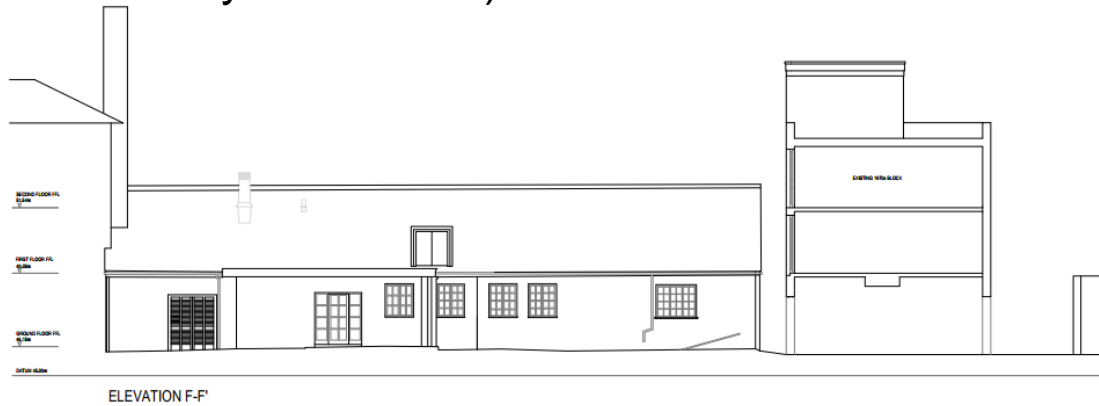
ELEVATION D-D'



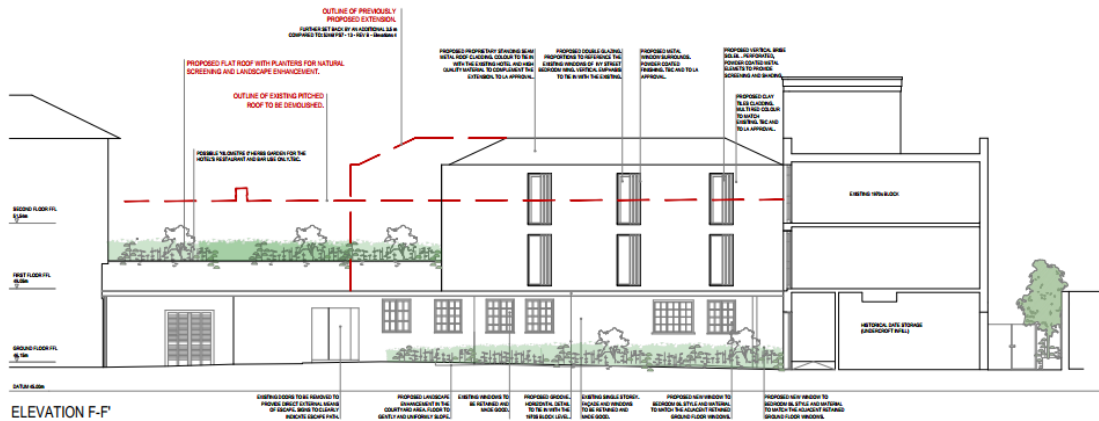
SECTION ELEVATION D-D'



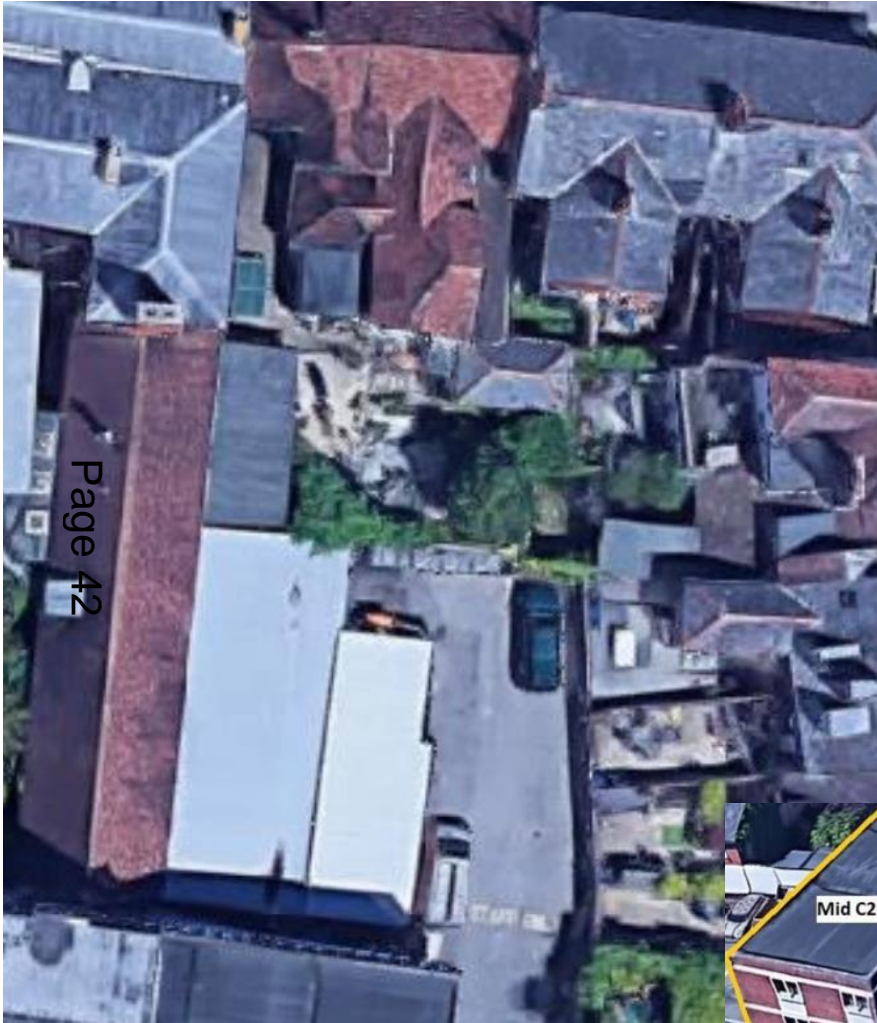
# Existing and Proposed West elevation (internal courtyard of hotel)



ELEVATION F-F'



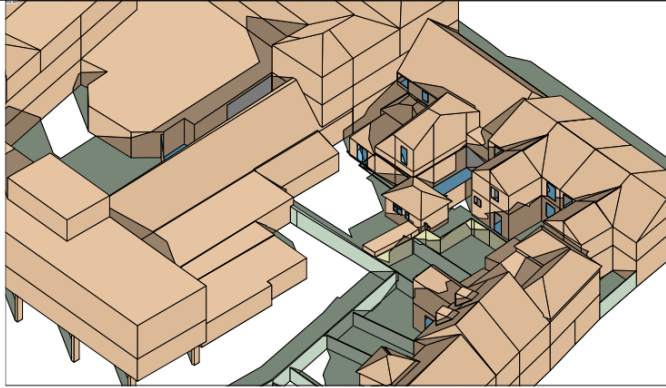
# Relationship with Ivy Street and adjacent properties



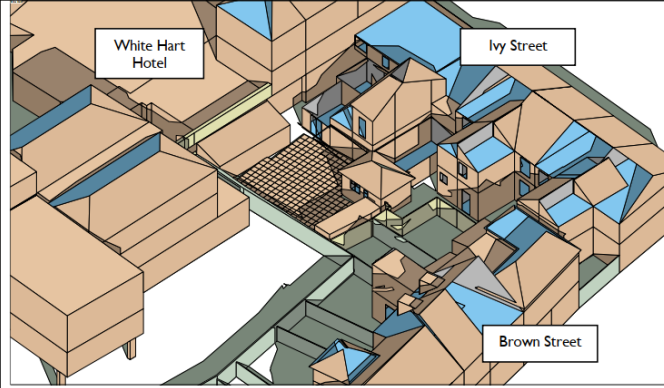


# Excerpts from applicants shadowing report

As Existing 9am 21<sup>st</sup> March

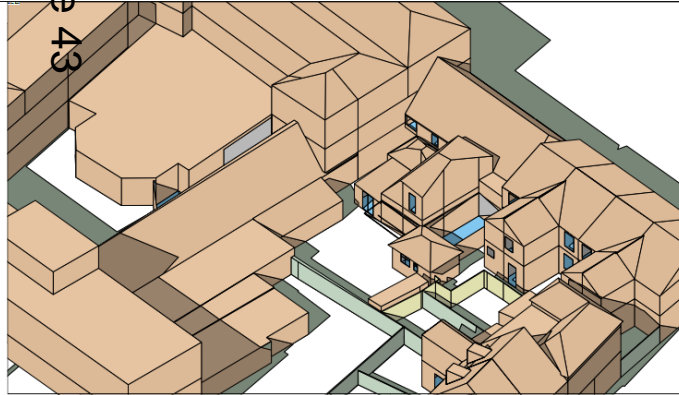


Proposed 9am 21<sup>st</sup> March

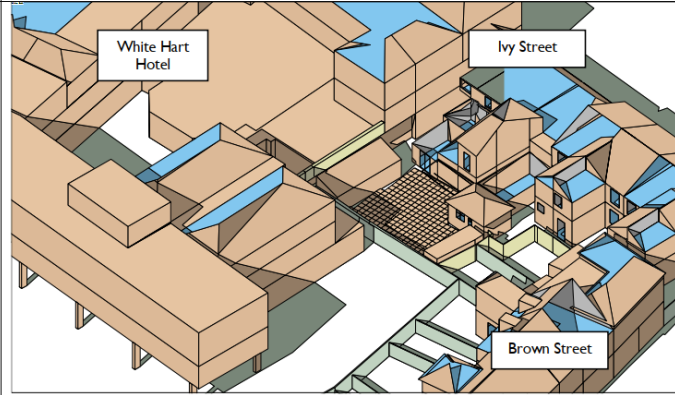


Due to the position of the sun at this time in the morning there is no impact on the amount of sunlight the rear garden receives as a result of the proposed new extension

As Existing 12pm 21<sup>st</sup> March



Proposed 12pm 21<sup>st</sup> March

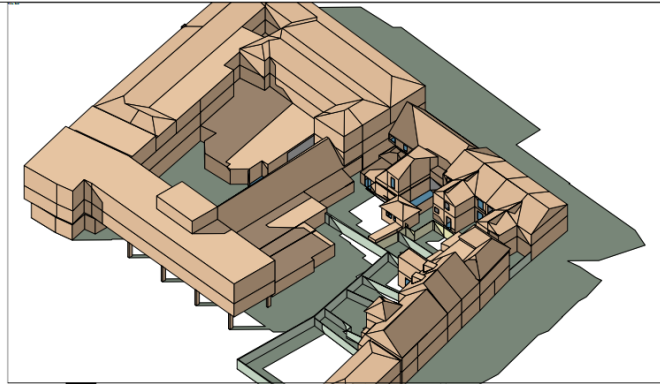


At 12pm and the position of the sun has moved to due South there is slightly more impact on the amount of sunlight the rear garden receives as a shadow has encroached further into the Southwest corner of the rear garden. However, this is only very slightly more than was provided by the existing hotel buildings and garden fence and only effects a small corner of the garden.

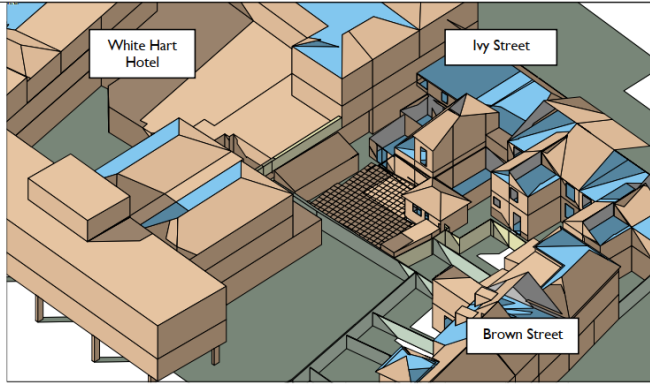
Extracts from Applicants overshadowing survey

# Excerpts from applicants shadowing report

As Existing 3pm 21<sup>st</sup> March

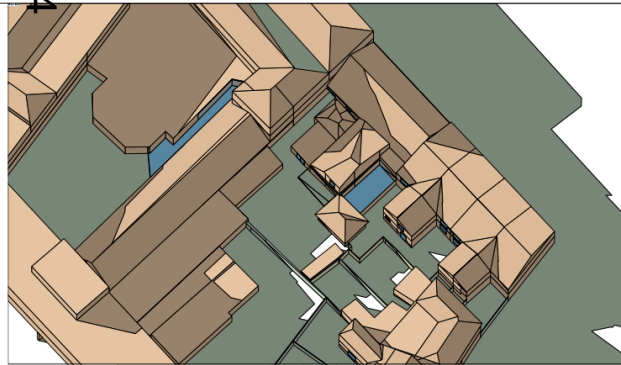


Proposed 3pm 21<sup>st</sup> March

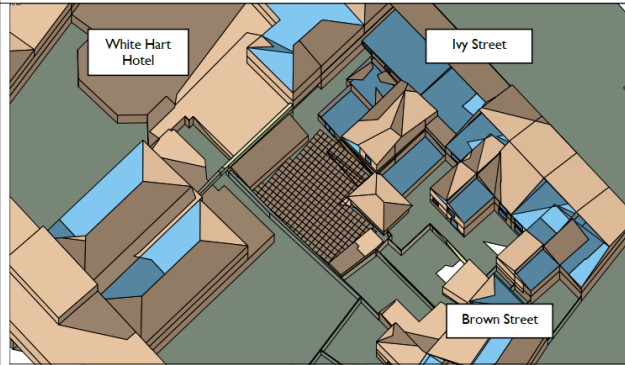


At 3pm the position of the sun is moving towards Southwest and starting to fall behind the hotel, therefore there is an increased impact on the amount of sunlight the rear garden receives as a shadow has encroached further across most of the rear garden. It can be seen that the effect of the proposed extension is now impacting the amount of sunlight the rear garden receives.

As Existing 4pm 21<sup>st</sup> March



Proposed 4pm 21<sup>st</sup> March

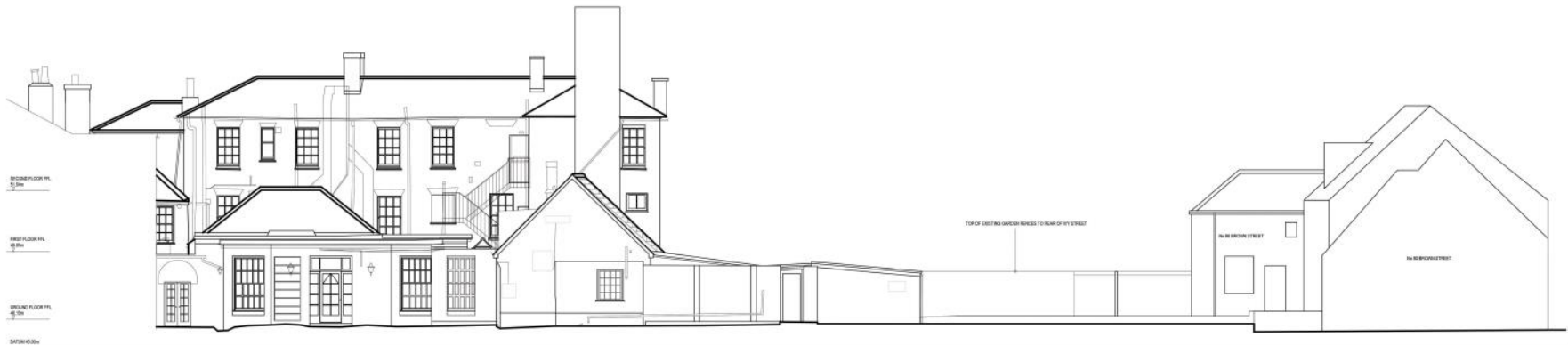


For these 2 images we have adjusted the angle of the image to better represent the floor area of the garden with a lower angle of sun. The position of the sun is moving towards the West and starting to fall behind the hotel there is an increased impact on the amount of sunlight the rear garden receives as a shadow has encroached further across most of the rear garden. However, there is very little sunlight that falls on the rear garden with the existing situation as well. At 5pm there is no sunlight on the ground in either situation.

Extracts from applicants overshadowing survey



# Relationship of extension with Brown Street properties and showing internal courtyard area



ELEVATION G-G' EXISTING

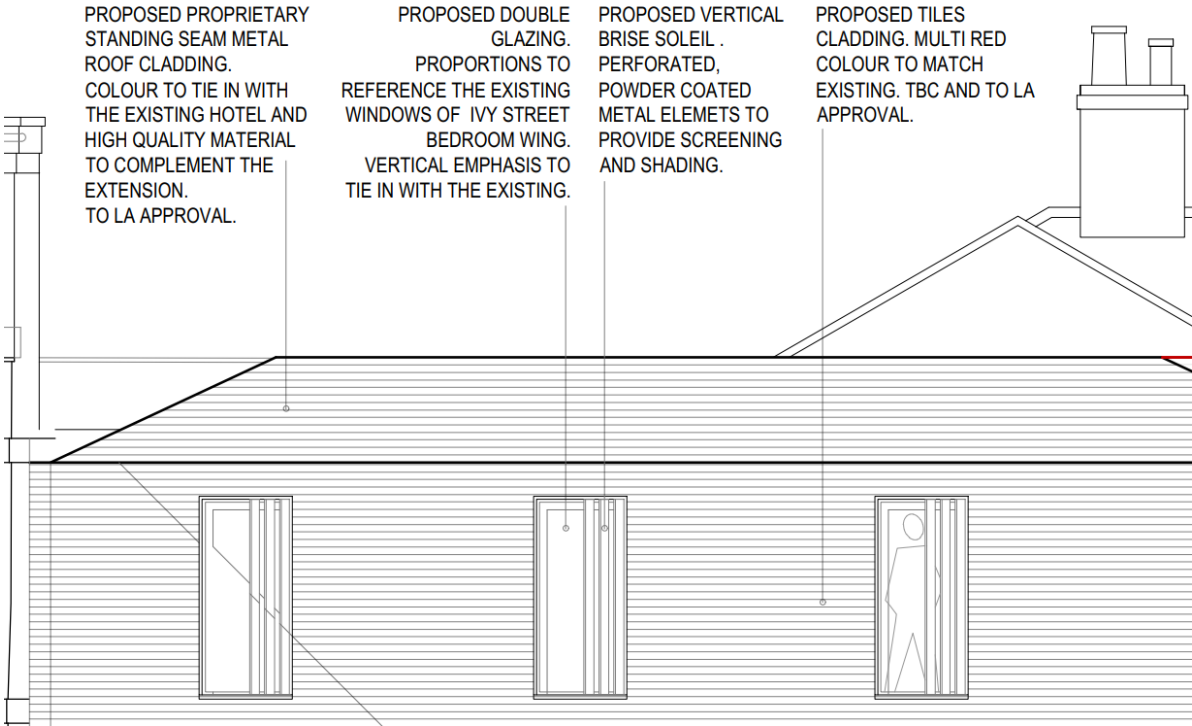
Page 45



ELEVATION G-G' PROPOSED

# Details of accommodation block windows and roofing (facing Brown Street properties)

Page 46



# Details of accommodation block ground floor materials facing Brown Street properties



PROPOSED METAL WINDOW SURROUNDS. POWDER COATED FINISHING. TBC AND TO LA APPROVAL.

PROPOSED MULTI RED BRICKWORK WALL. ROUGH FACING. COLOUR AND MATERIAL TO MATCH EXISTING. TBC AND TO LA APPROVAL.

PROPOSED GROOVE, METAL ELEMENT. HORIZONTAL DETAIL TO TIE IN WITH THE 1970S BLOCK LEVEL.

PROPOSED LANDSCAPE ENHANCEMENTS.



# Details of accommodation block – north elevation facing Ivy Street properties

PROPOSED LANDSCAPE ENHANCEMENTS TO PROVIDE NATURAL SCREEN AND TO IMPROVE THE AIR QUALITY.

PROPOSED GREEN ROOF TO CREATE A NATURAL SETTING.

PROPOSED TILES CLADDING. MULTI RED COLOUR TO MATCH EXISTING. TBC AND TO LA APPROVAL.

PROPOSED FLAT ROOF WITH PLANTERS FOR NATURAL SCREENING AND LANDSCAPE ENHANCEMENT.

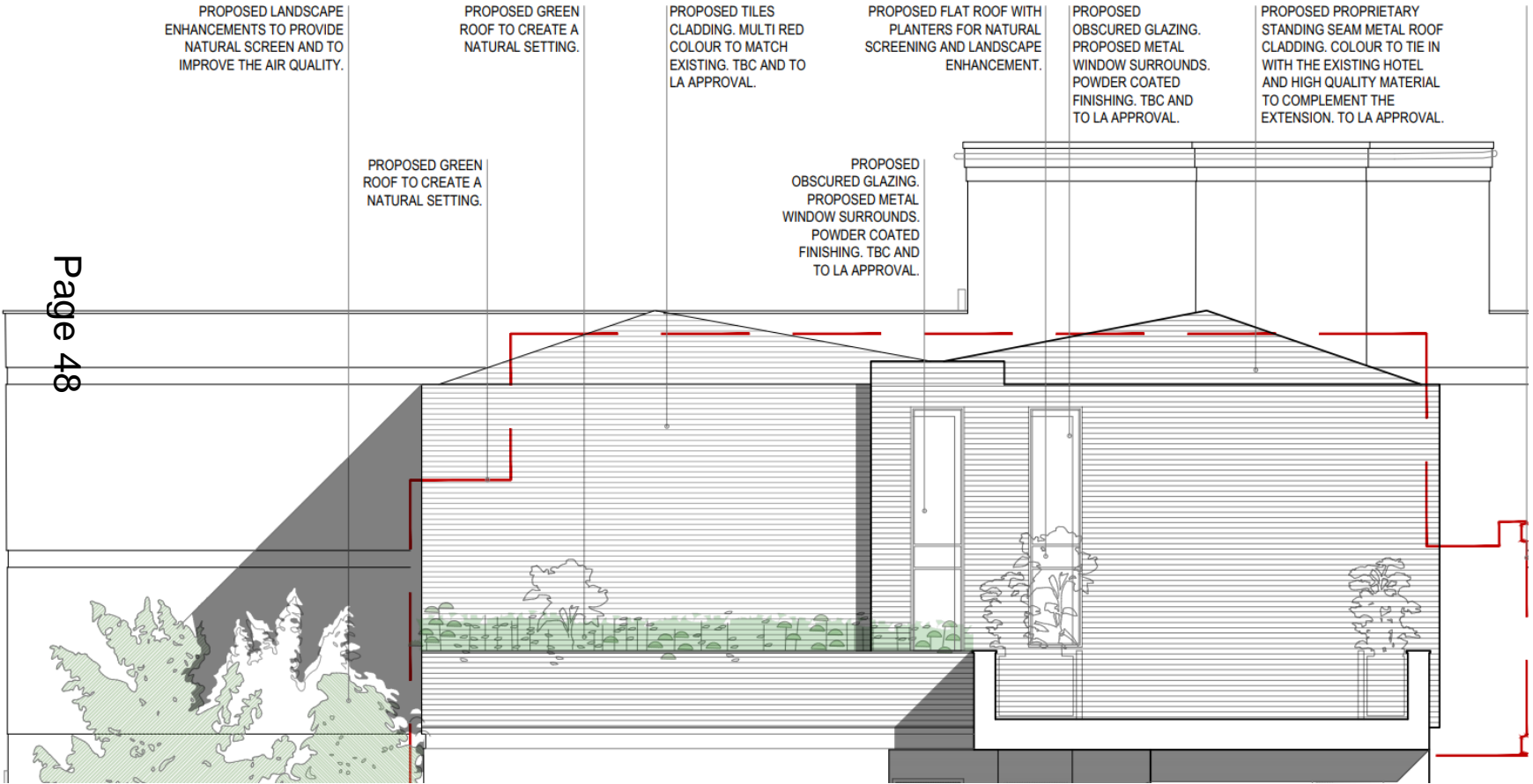
PROPOSED OBSCURED GLAZING. PROPOSED METAL WINDOW SURROUNDS. POWDER COATED FINISHING. TBC AND TO LA APPROVAL.

PROPOSED PROPRIETARY STANDING SEAM METAL ROOF CLADDING. COLOUR TO TIE IN WITH THE EXISTING HOTEL AND HIGH QUALITY MATERIAL TO COMPLEMENT THE EXTENSION. TO LA APPROVAL.

PROPOSED GREEN ROOF TO CREATE A NATURAL SETTING.

PROPOSED OBSCURED GLAZING. PROPOSED METAL WINDOW SURROUNDS. POWDER COATED FINISHING. TBC AND TO LA APPROVAL.

Page 48



# Relationship of flat roofed extension with Ivy Street properties



# Main facades of the proposal



Page 50



## 7b) PL/2021/08150 & PL/2021/08151 - Pond Close Cottage, Ansty, Salisbury, SP3 5PU

The demolition of an existing two storey residential annexe and modern conservatory at Pond Close Cottage (Grade II Listed), and the creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey link.

**Recommendation: Approve with Conditions**

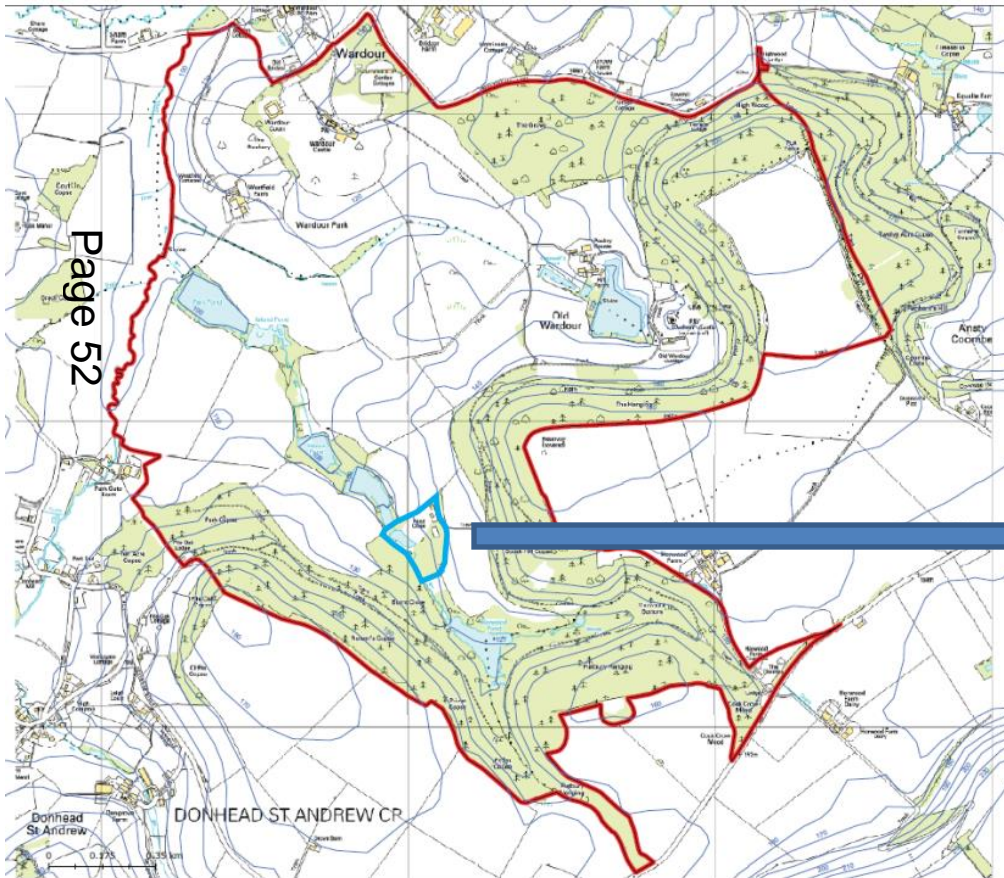


Site Location Plan



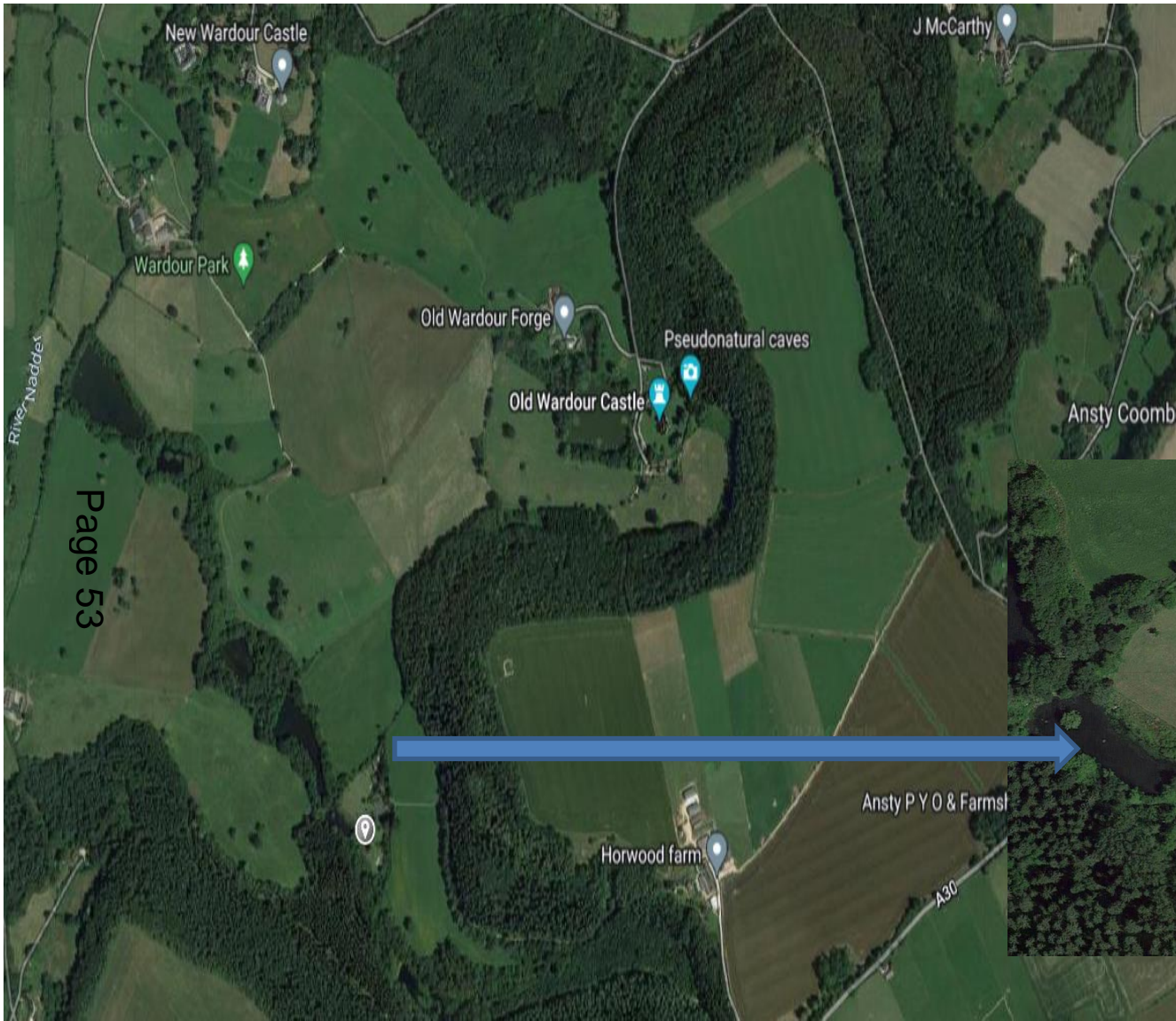
Aerial Photography

# Extent of Registered Park and Garden and location of site

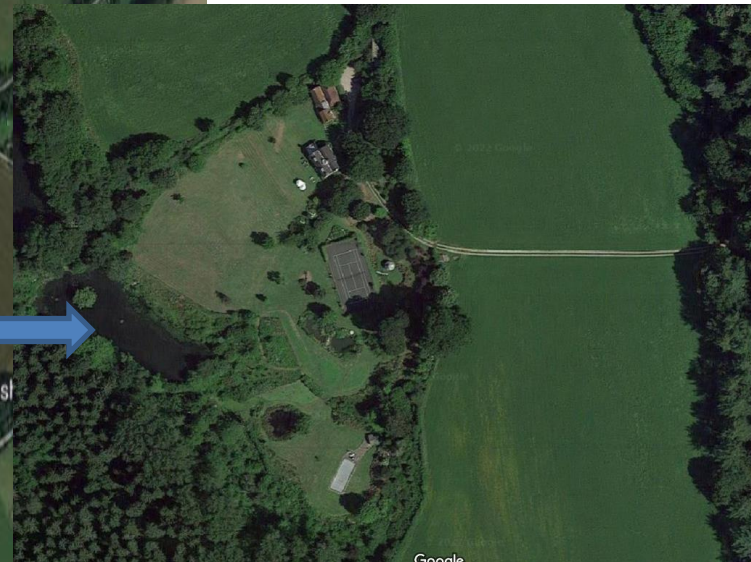




# Location of site within Park



Page 53





# Aerial of existing house and annexe building



Annexe  
and  
parking

House



# Existing main house





# Existing annexe building



Page 56





# Existing driveway area

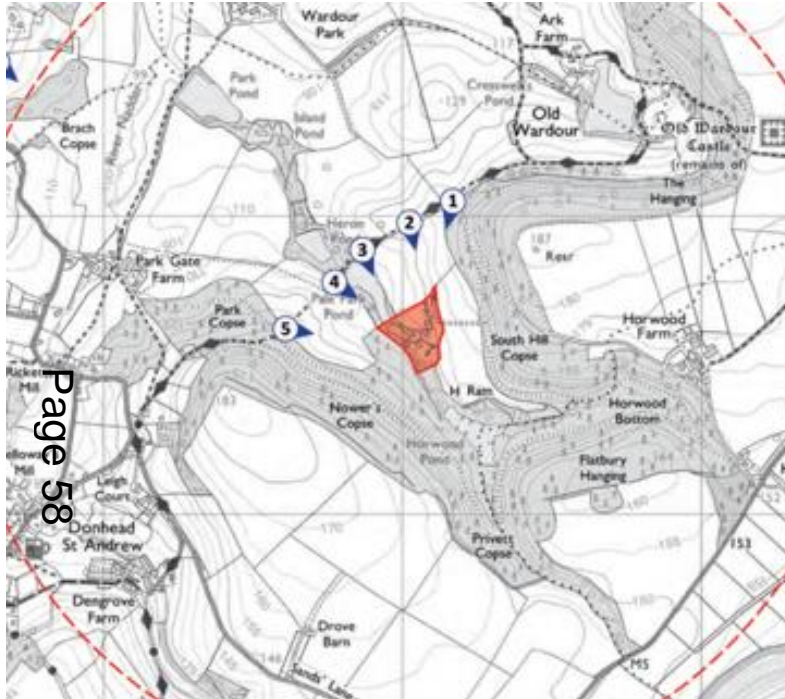


Page 57



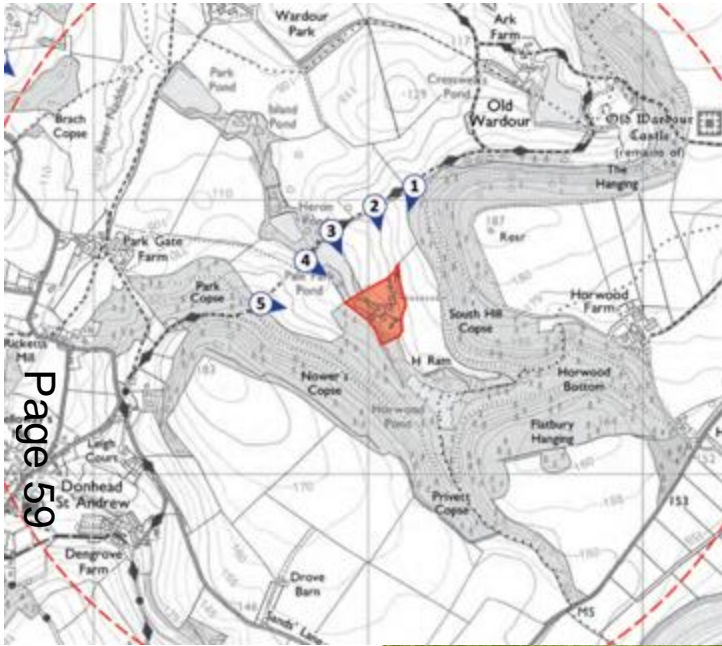


A view from the public footpath of the site (approx. location 4/5 on map)

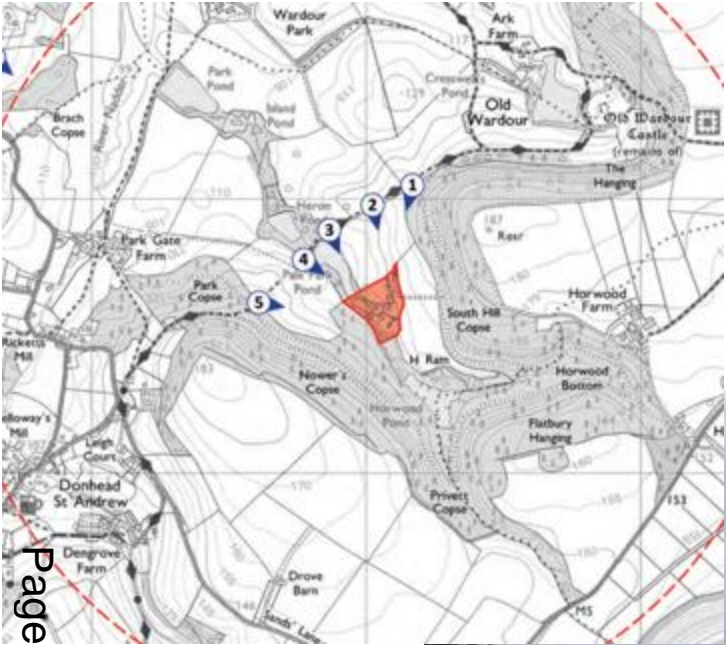




# View from ROW (approx. point 3 on map)

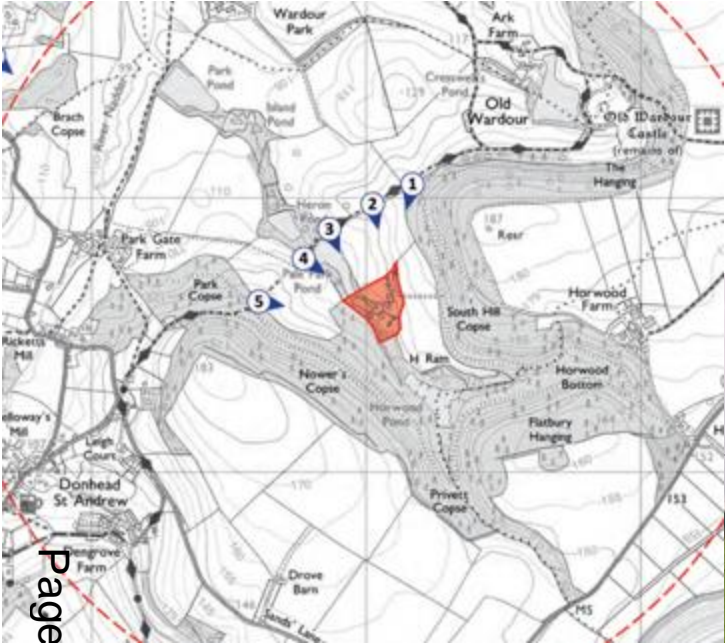


View from ROW (approx. point 2 on map)

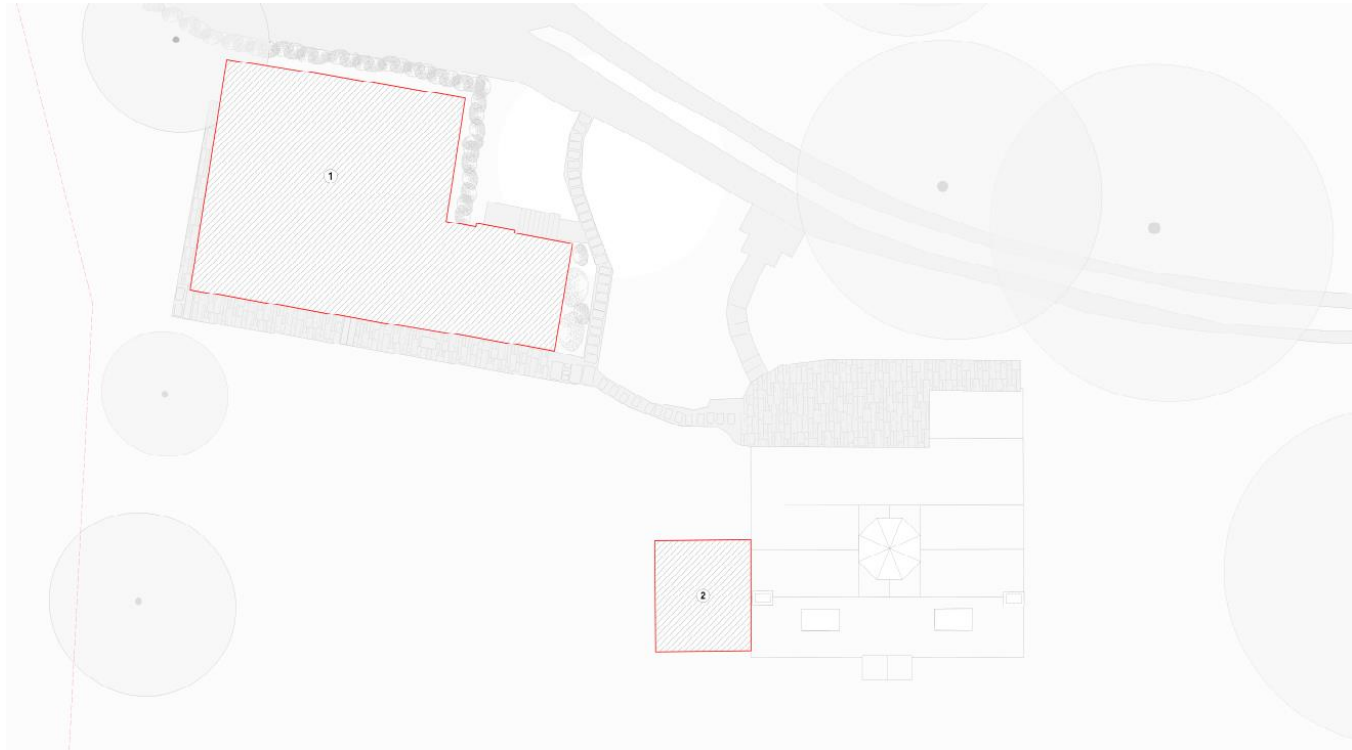




View from ROW (approx. point 1-2 on map)

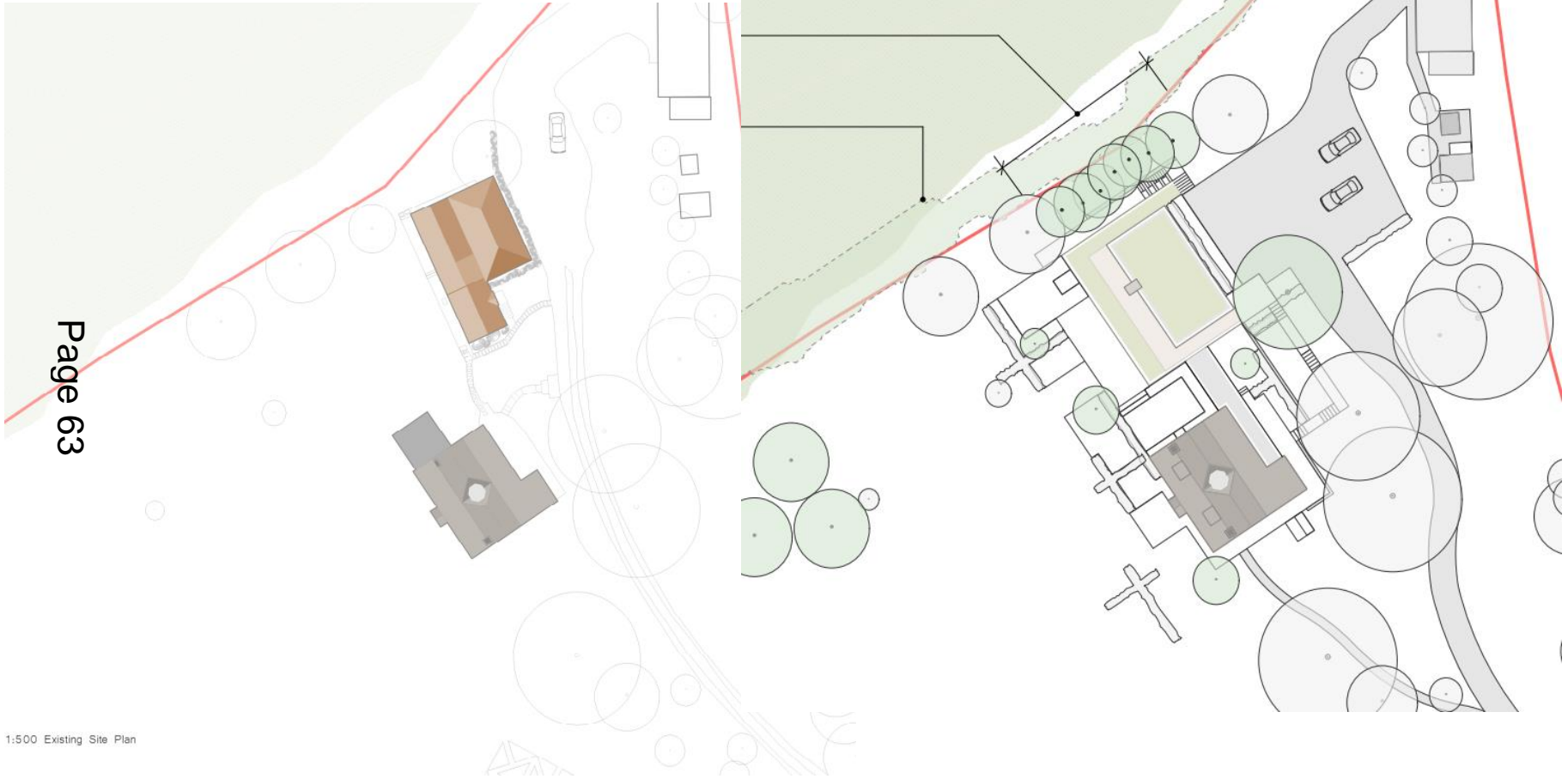


# Demolition plan (annexe and conservatory)





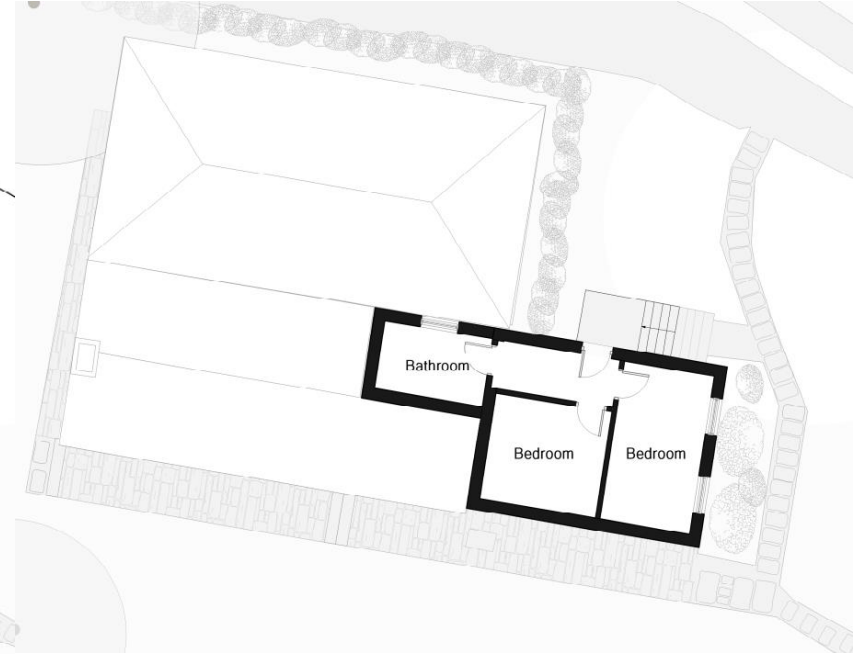
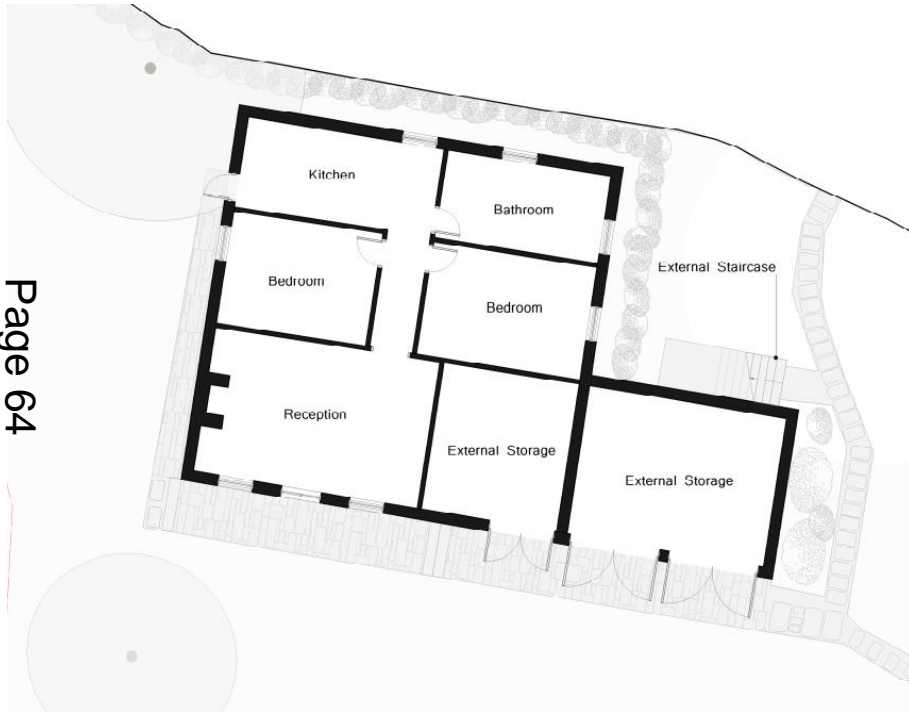
# Existing and proposed site layout (new annexe/car park/link)



Page 63

# Plans of existing annexe accommodation

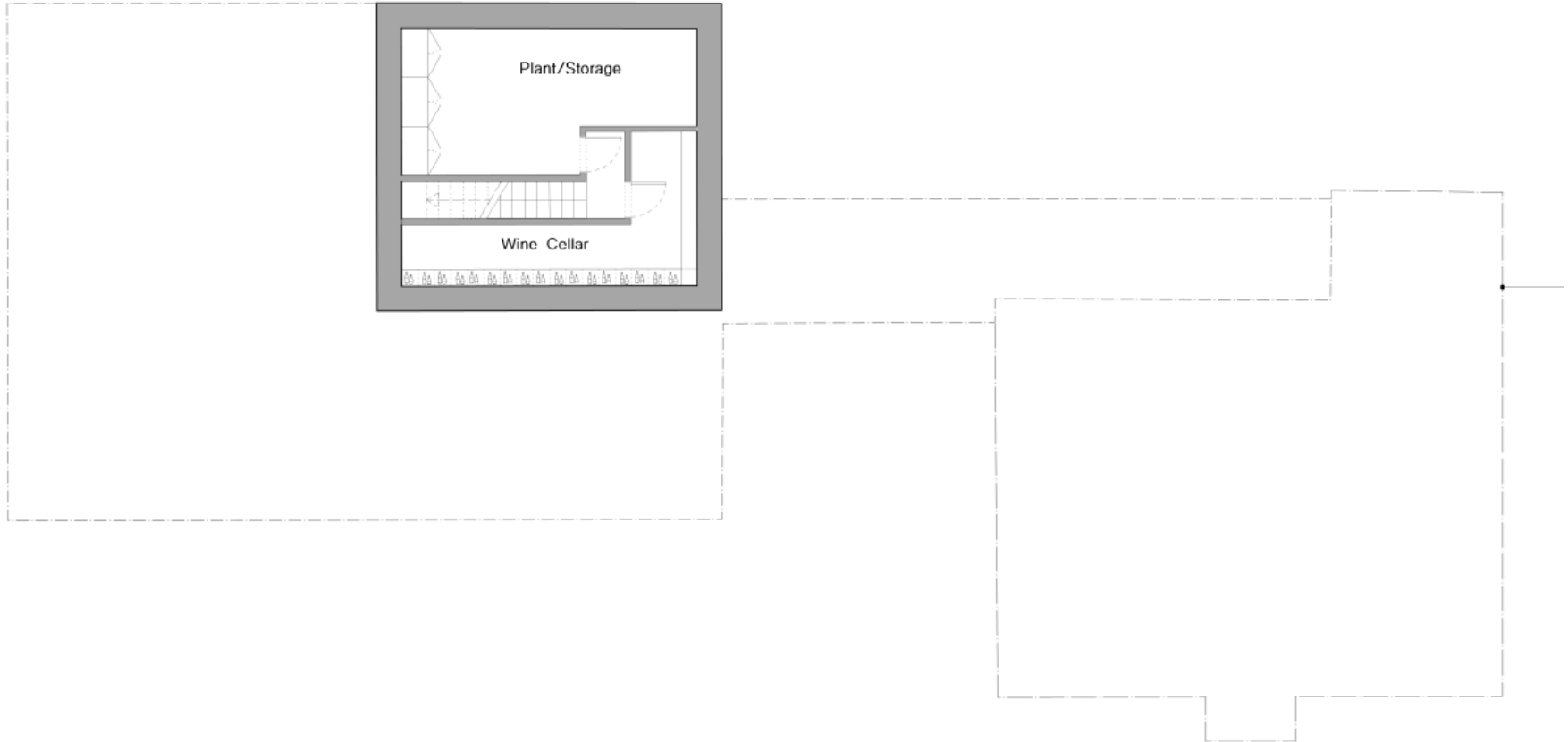
Page 64





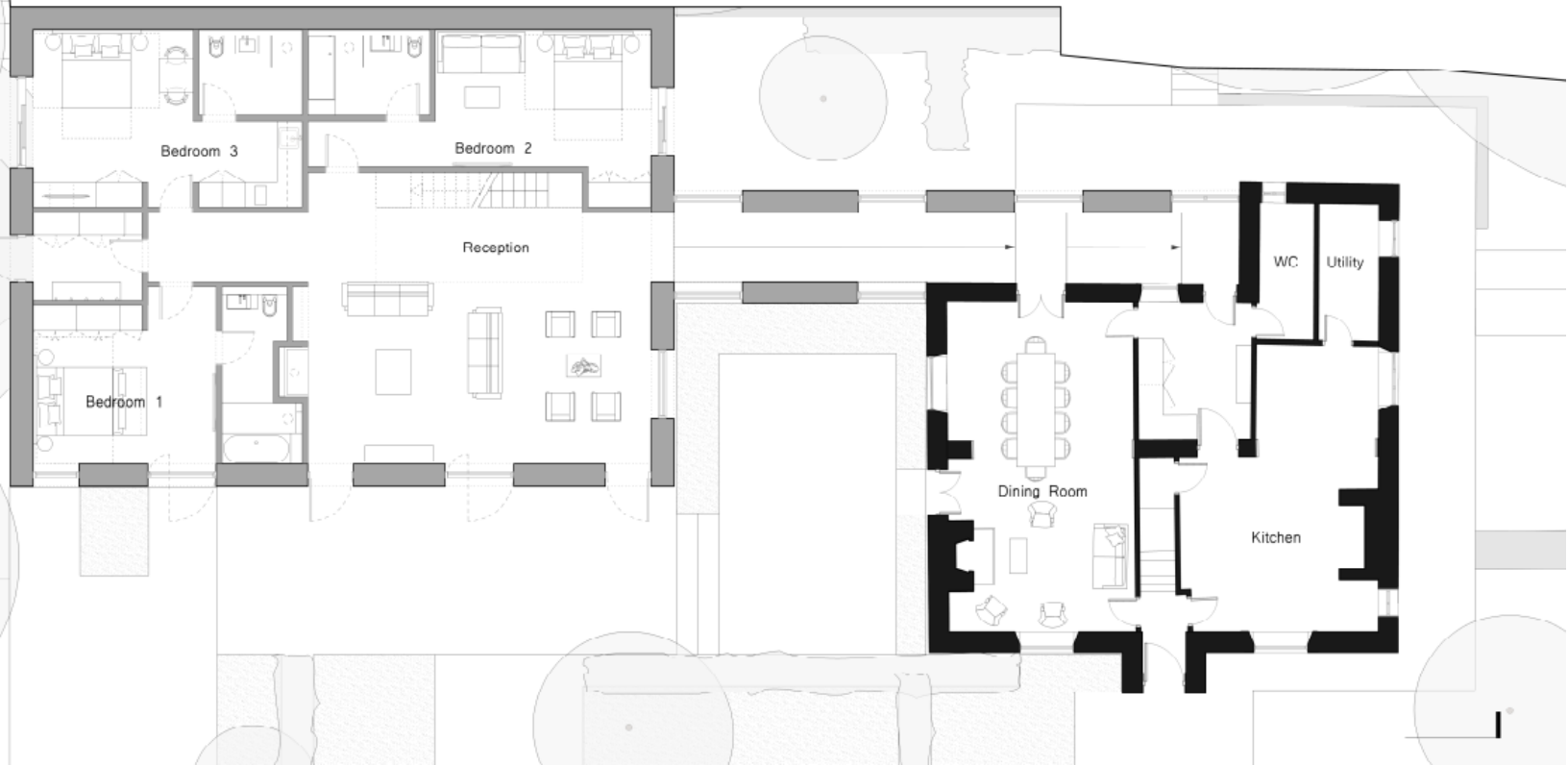
# New annexe – basement area

Page 65



# New annexe and link (ground floor layout)

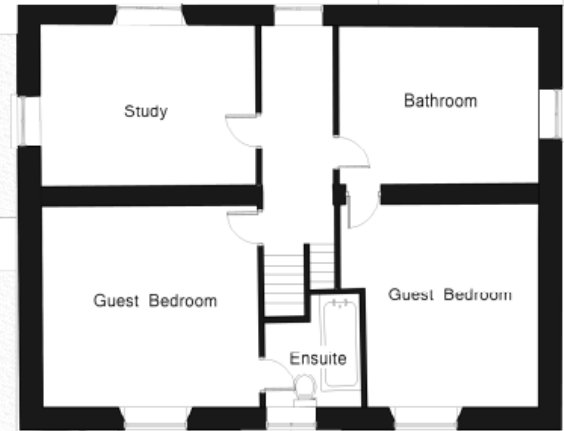
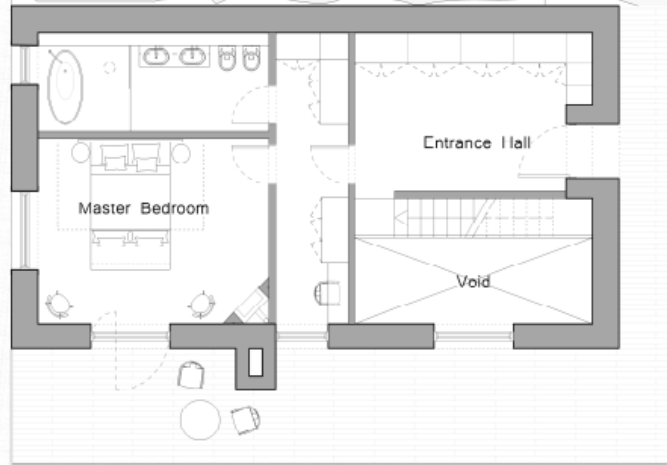
Page 66



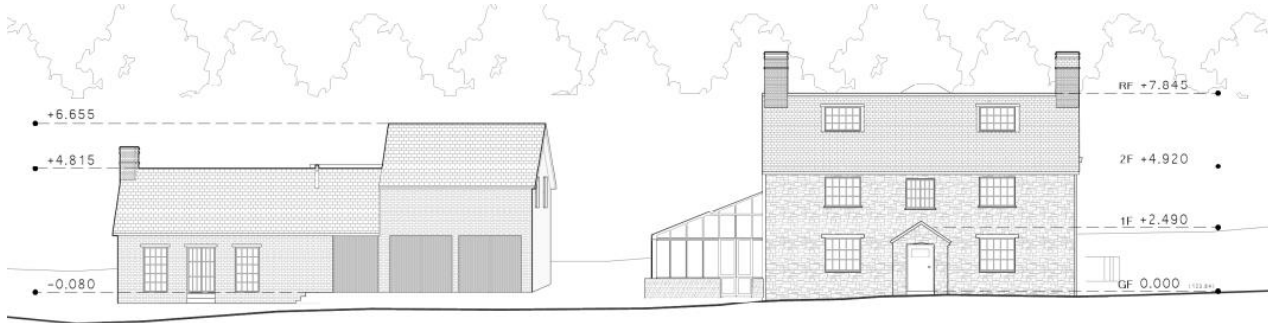


# New annexe – first floor accommodation

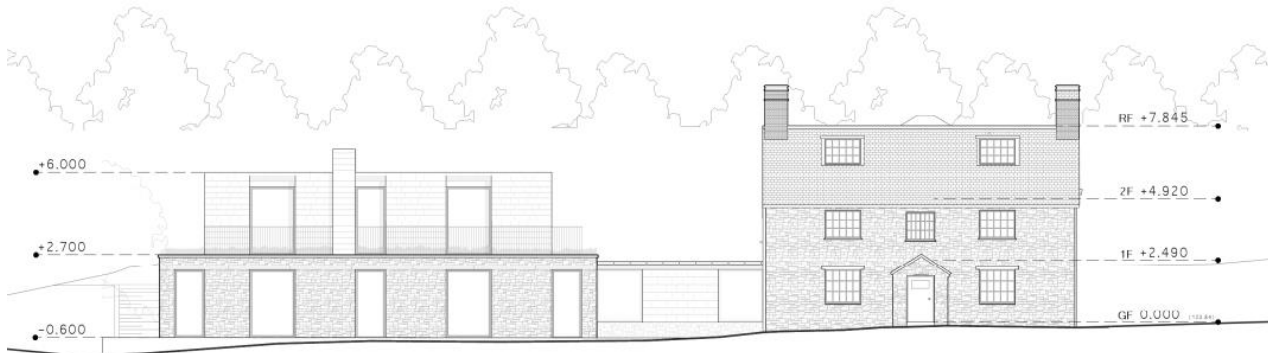
Page 67



# West elevations – existing and proposed

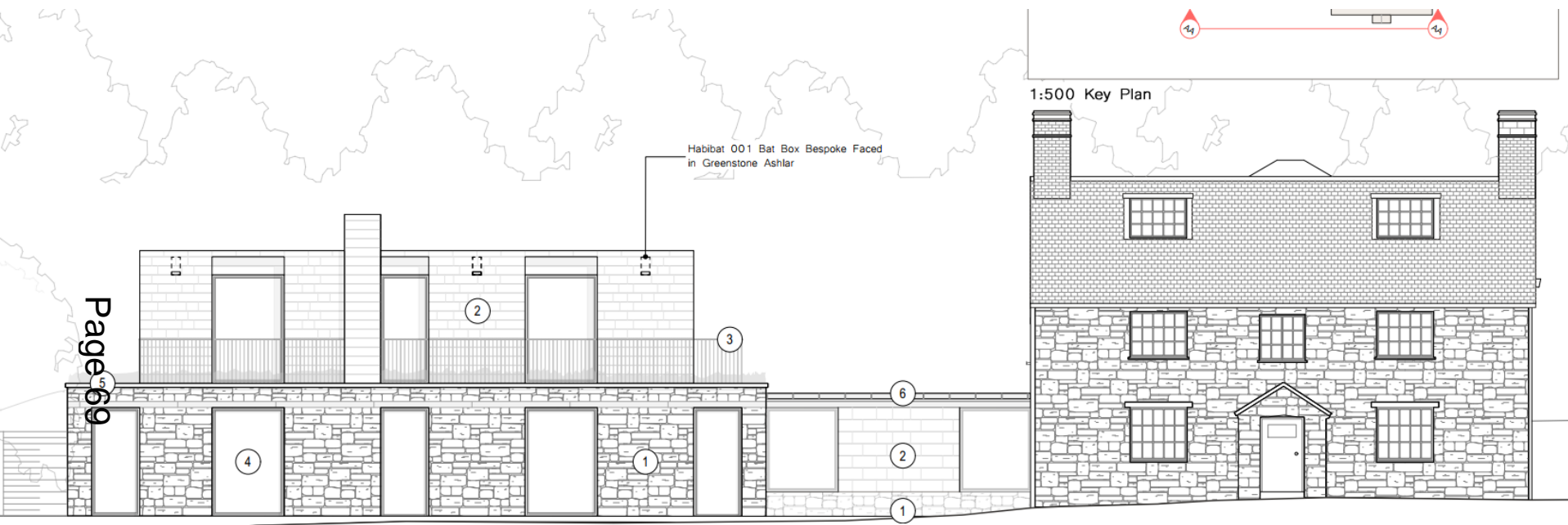


1:200 Existing Site Section BB



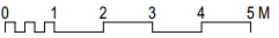
1:200 Proposed Site Section BB

# Western elevation of new annexe and main house (and new link)



Page 69

1:100 Proposed Elevation AA



1:500 Key Plan

Habitat 001 Bat Box Bespoke Faced in Greenstone Ashlar

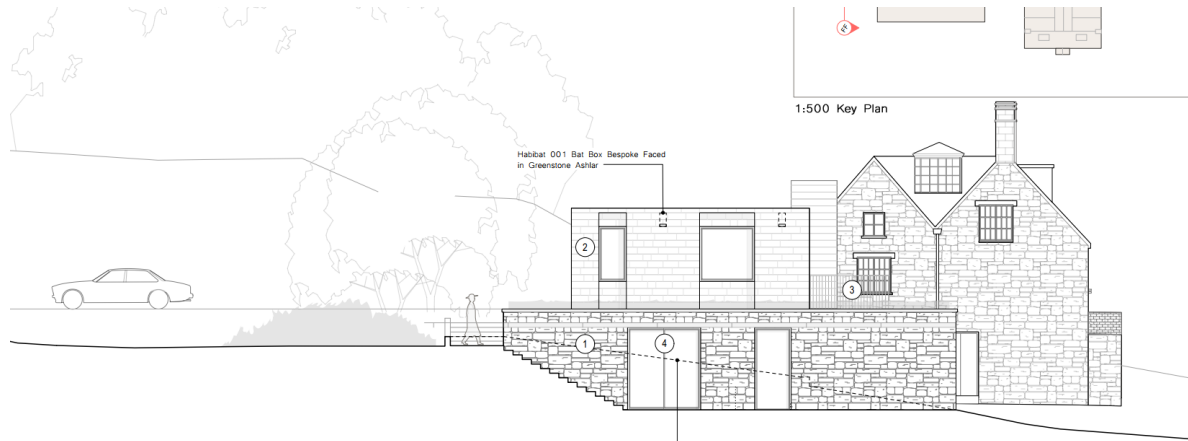
- 1. Greenstone Rubble, Dressed to match existing cottage
- 2. Greenstone Ashlar, Sawn and Rubbed finish
- 3. Steel flat bar Ballustrade in Matt stone grey PPC finish
- 4. Double-glazing in Slimline Aluminium Frames (VLT of 0.65)
- 5. Intensive Green Roof
- 6. Zinc roof to Glazed link



# New and existing annexe and raised parking (northern elevation facing footpath)



FF  
3 4 5 M



1:100 Proposed Elevation FF

0 1 2 3 4 5 M

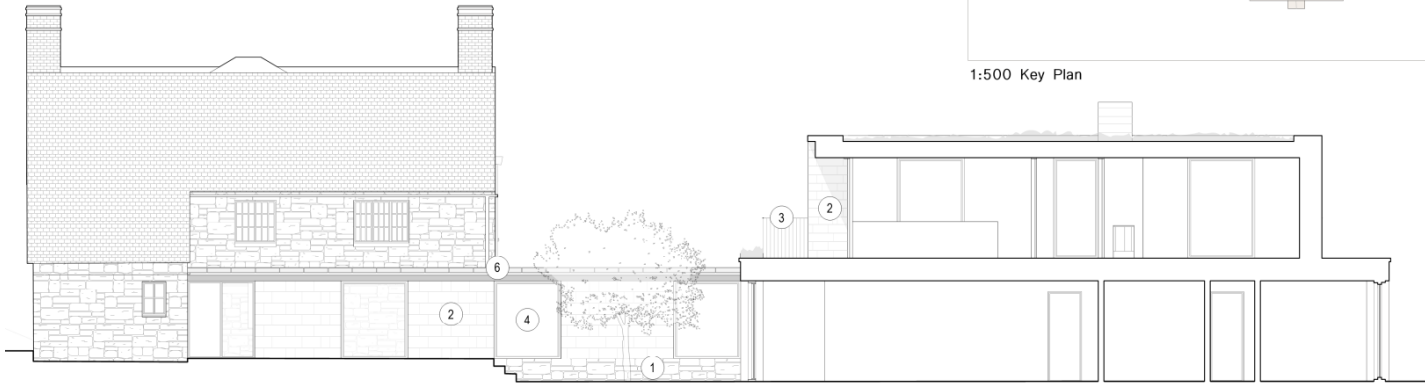
Line of proposed retaining wall (behind) shown dashed

- 1. Greenstone Rubble, Dressed to match existing cottage
- 2. Greenstone Ashlar, Sawm and Rubbed finish
- 3. Steel flat bar Balustrade in Matt stone grey PPC finish
- 4. Double-glazing in Slimline Aluminium Frames (U/LT of 0.65)
- 5. Intensive Green Roof
- 6. Zinc roof to Glazed link

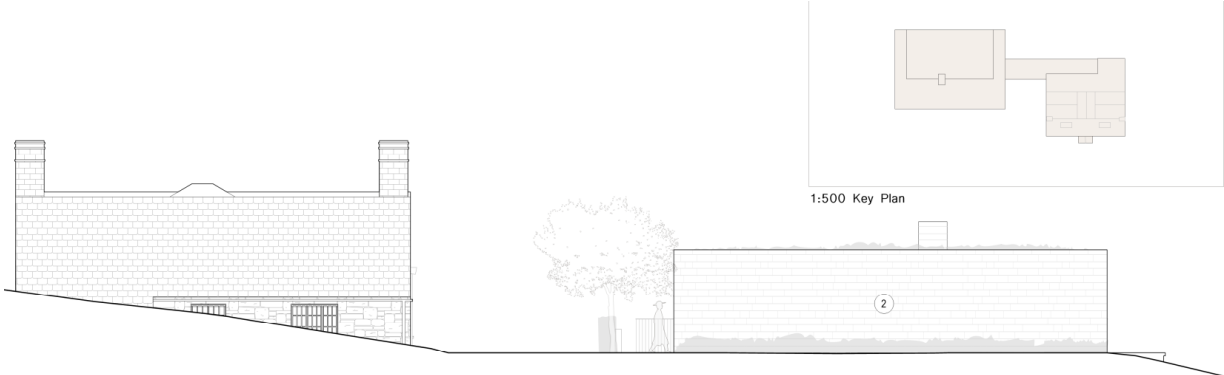
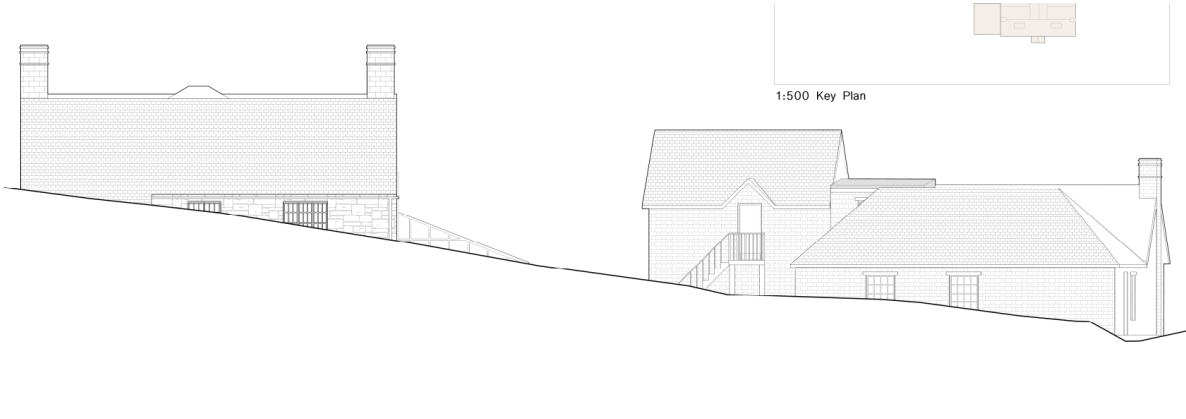
# Rear elevation of house showing new rear link to annexe



Page 71



# Existing and proposed annexe from east (and new raised parking area)





# South elevation – existing and proposed annexe

Page 73



100 Eleva



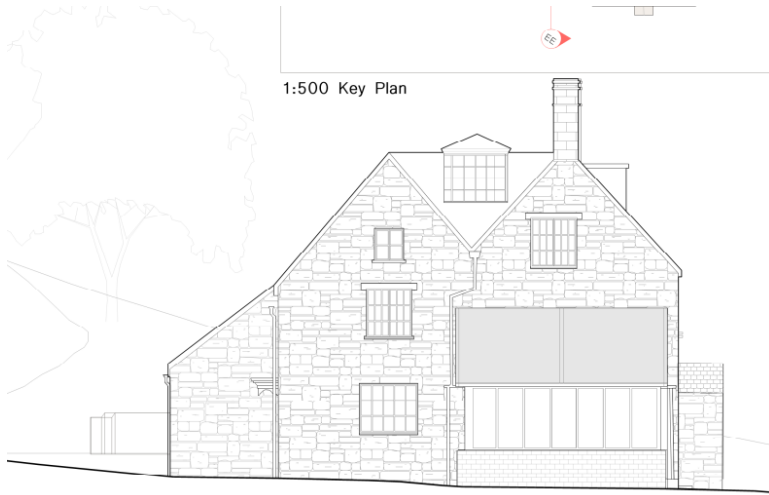
sed Elevation BB



- 1. Greenstone Rubble, Dressed to match ex
- 2. Greenstone Ashlar, Gown and Rubbed fin
- 3. Steel flat bar Ballustrade in Matt stone g

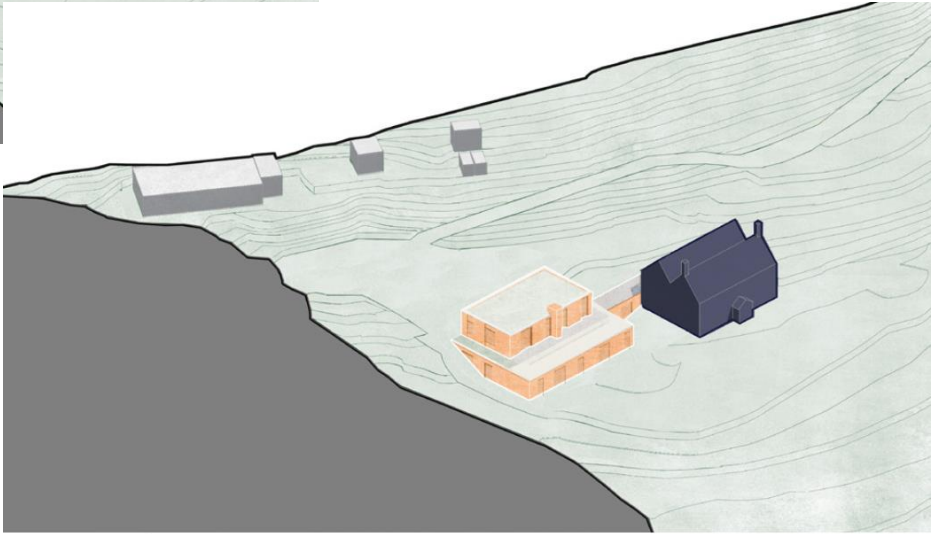
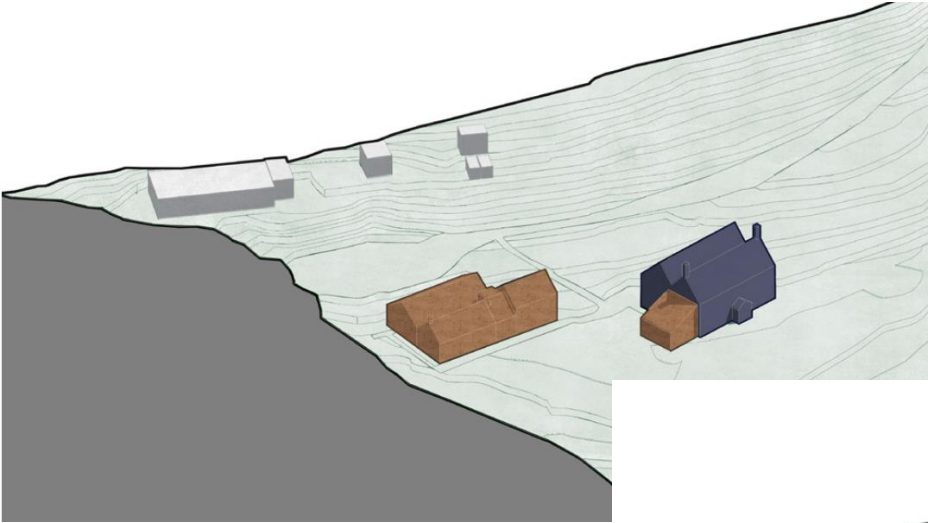
# Main house north elevation – removal of conservatory

Page 74



# Existing and proposed block diagram

Page 75



Existing Diagram - Aerial View



# Existing and proposed general appearance

Page 76





Section AA 1:100 R AI



Page 77



# Southern Area Planning Committee

31<sup>st</sup> March 2022



## **ADDITIONAL CORRESPONDENCE**

### **31<sup>ST</sup> MARCH 2022 SOUTHERN AREA PLANNING COMMITTEE**

#### **Item 7a Allington**

WC Ecology – Confirmed that revised River Avon SAC appropriate assessment has been extended with agreement from Natural England and therefore housing permissions can be issued after 31<sup>st</sup> March 2022.

WC Tree Officer - The Council's Arboricultural Officer has reviewed the submitted tree survey and has responded as follows:

*“No objection subject to provision of a Tree Protection Plan post commencement”.*

*Officer comment:* Condition 5, as set out in the officer report, requires the provision of tree protective fencing to be approved and installed prior to commencement, which would ensure that the development only takes place following agreement of the tree protection plan by the Council's Arboricultural Officer.

*WC Highways - Officers have been made aware that the Council's Highways Department has written to residents in Bourne View due to parking on the highway within 10 metres of the junction. It is acknowledged from third party representations that existing residents have reported experiencing difficulty parking in this locality and have raised concerns with the impact of an additional dwelling. As set out in the report, the highways officer did not raise an objection to the current proposal as the Council's adopted parking standards for the existing and proposed dwelling can be met. Further comment from the highways officer regarding on-street parking have been sought and the following response has been provided:*

*“There appears to be an ongoing issue on this section of road serving Nos. 1 – 6 Bourne View with vehicles being parked on the road, causing an obstruction by reducing the available carriageway width and restricting visibility. The letter provided by my colleague Paul Shaddock identifies the resulting road safety hazard and highlights the relevant section of the Highway Code. It requests that residents co-operate in addressing this ongoing issue or further action will be necessary. I consider this to be a separate matter from the planning application for a single dwelling. Whilst there may be identified on-street parking issues, I cannot justify a recommendation for refusal on highway grounds due to the actions of other drivers who are contravening the Highway Code.*

*The existing parking problems need to be resolved for the benefit of all residents and visitors to Nos. 1-6 Bourne View, irrespective of whether planning permission is granted for this single dwelling.*

*The proposal includes adequate car parking in line with Wiltshire Parking Strategy so it should not add to the on-street parking issues. The increase in vehicle movements from one dwelling would not be considered significant.*

*I foresee a problem with construction vehicles gaining access to the site and I suggest a Construction Management Statement is submitted should permission be granted”*

*Officer comment:*

Accordingly, officers would recommend the following condition in addition to those previously set out in the report:

No development shall commence on site (including any works of demolition), until a Construction Management Plan, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) a scheme for recycling/disposing of waste resulting from construction works; and
- g) hours of construction, including deliveries

has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved construction management plan and the approved CMP shall be complied with in full throughout the construction period.

REASON: To minimise temporary detrimental effects to neighbouring amenities, parking and highway safety and the amenities of the area in general during the construction phase.

#### Item 7b White Hart Hotel

WC Ecology – Confirmed that Natural England has agreed in principal to this scale of tourist accommodation being covered by the revised appropriate assessment. Ecology happy for this proposal to be determined.

Applicant – see attached summary (officer note this is a summary of previous supporting information for Members benefit, and not new information).

#### Item 7c Pond Close Cottage Ansty

WC Landscape - I can now appreciate what the proposed tree species are and where their locations are and the additional existing site photos you forwarded helped to show what existing screening the current vegetation affords. I'm happy that the proposed planting will effectively break up the mass and form of the proposed extension by filling in the gap within the existing hedgeline from views from the PRoW along with the additional tree planting in the garden and therefore have no further landscape objections to the scheme. I would however request that standard conditions WC1 And WC2 are included with any approval to ensure that the planting is implemented and protected for 5yrs post planting.

WC Ecology – No objections subject to conditions – see attached response



**BRIEF SUMMARY OF THE POINTS ADDRESSED IN THE:  
' SUPPLEMENTARY PLANNING STATEMENT ' - dated:16.03.22**

**WHITE HART HOTEL, 1 St. JOHNS STREET, SALISBURY, SP1 2SD.**

**Planning & LBC Applications: 20/10860/FUL & 21/00267/LBC**

It is considered that all concerns regarding: Neighbouring Property Owners, Heritage & Conservation, Design & Scale and Drainage/FRA Issues have been satisfactorily resolved.

- 1) Neighbouring Properties:  
The proposed guest accommodation extension has been reduced accordingly and further withdrawn from the neighbouring property boundary, to allay concerns regarding amenity, overshadowing and noise.  
In support of the reduced scheme, details and reports have been submitted, specifically:
  - a) A Sunlight Overshadowing Assessment – Technical Report.
  - b) noted provision of an appropriate Louvred Acoustic Enclosure to mitigate noise from the hotel Air Con Units re. Environmental Protection.
  
- 2) Heritage & Conservation: An updated Heritage Statement has been submitted accordingly.
  
- 3) Any concerns from Wessex Water & W.C. Drainage have been allayed by the submission of both Drainage Layout & Network Appendices to resolve any potential future issues.

It is hoped that the hotel owners willingness to address any and all concerns, whilst retaining the requisite economic requirement to ensure the future viability of this prestigious local landmark hotel, is sufficient and acceptable to obtain both Planning & Listed Building Consent Approvals, to enable the undertaking of a long term business plan to return the hotel to a firmer economic and business footing, following the severe restrictions and downturn over the last two years to the Hospitality & Tourist industry.



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## Wiltshire Council Planning Consultation Response

### ECOLOGY

**Officer name:** Senior Ecologist, Ecology Team

**Date:** 24/03/21

**Application No:** PL/2021/08150

**Proposal:** The demolition of an existing two storey residential annexe and modern conservatory at Pond Close Cottage (Grade II Listed), and the creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey link.

**Site Address:** Pond Close Cottage, Ansty, Salisbury, Sp3 5pu

**Case Officer:** Jonathan Maidman

#### Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	No objection
<input checked="" type="checkbox"/>	Condition (no objection subject to conditions)
<input type="checkbox"/>	Objection - further information required
<input type="checkbox"/>	Objection in principle
<input type="checkbox"/>	HRA completed

#### Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required (Leave blank if further information not required)	Satisfactorily addressed (Document & Date)

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.**

#### Chilmark Quarries Bat Special Area for Conservation (SAC)

The application site is located within the very edge of the Chilmark Quarries Bat Special Area for Conservation (SAC) 6000m buffer zone for Barbastelle bats and therefore could have potential to result in significant adverse impact on the special features of that site. However, the proposed new building replaces an existing building, on a very similar footprint, which does not necessitate removal of vegetation that contributes to primary connective habitat (in particular the northern hedgerow) and does not seek to install any additional external lighting at the site. In addition, since the application location is on the very edge of the 6000m buffer for Barbastelle bats, the habitats here are less likely to contribute to vital foraging areas or commuting routes, although they do contribute functionally linked habitats within the wider landscape area. Since no habitats used by Annex II bat species will be removed and no new external lighting proposed, there will be no mechanism for adverse impacts on Barbastelle or other Annex II bats. The application can therefore be screened out of Appropriate Assessment.

## **River Avon Special Area for Conservation (SAC)**

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. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period. The strategy also covers non-residential development with the following exceptions:

- Development which generates wastewater as part of its commercial processes other than those associated directly with employees (e.g. vehicle wash, agricultural buildings for livestock, fish farms, laundries etc)
- Development which provides overnight accommodation for people whose main address is outside the catchment (e.g. tourist, business or student accommodation, etc)

Following the cabinets resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021. As this application falls within the scope of the mitigation strategy and generic appropriate assessment, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

## **Other Protected Species**

### Bats

The Protected Species Report identified that the main house and annex are both used as soprano pipistrelle bat roosts. It will be necessary to carry out both the demolition and construction works under a development licence from Natural England, which should be applied for once any planning permission has been granted. The location of alternative roosting facility for this species of bat has been demonstrated on site plans and we judge the proposed provision to be sufficient and appropriate such that the necessary licence is likely to be forthcoming.

### Great Crested Newts

Surveys of waterbodies within 250m of the development site did not identify the presence of great crested newt. This species is therefore not a material consideration within this planning application.

### Dormouse

The protected species survey did not include standard methodology surveys for dormouse, although recommendations are given for maintaining the northern hedgerow as a dark corridor and retaining all woody vegetation that could be used by dormouse. There is a low likelihood that dormice are present in the area, however since no vegetation is proposed for removal and no external lighting has been proposed, it is unlikely that this species will be adversely affected by the proposed development.

I am satisfied that if the following conditions are added to any permission granted this application, the proposed works will not result in permanent adverse impacts to protected habitats or species.

## **Conditions:**

### **1. Water Efficiency in River Avon and River Test Catchments**

The residential 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). Within 3 months of each phase being completed and the housing being brought into use, a post construction stage



certificate 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.

## **2. Lighting**

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: to avoid illumination of habitat used by bats.

### **Informative:**

The roof space of the main house and annex at Pond Close are both used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017, 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 conversion of the roof space to living accommodation 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.

### **Final sign off – all matters addressed:**

Ecologist	Date
<b>Senior Ecologist, Ecology Team</b>	<b>28/3/2022</b>

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