

APPENDIX A

DO NOT SCALE FROM THIS DRAWING
 All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with Finishing specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.

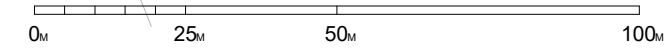
LEGEND
 — Redline Boundary
 5.687 Ac
 2.301 Ha



Rev	Description	Date	Initial	Checked



Upper Studley,
 Trowbridge
 Location Plan



1:1250@A3
 Scale
721-01
 Drawing No.

CC
 Drawn
 June 2020
 First Issue
 -
 Revision

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Schedule of Accommodation		
Ref	Type	No.
Open Market Housing		
SP2	2 Bed/ 4 Person	4
AT2	2 Bed/ 4 Person	2
HO3	3 Bed/ 5 Person	2
HO3 DA	3 Bed/ 5 Person	1
HN3	3 Bed/ 5 Person	6
CR3	3 Bed/ 5 Person	3
TH3	3 Bed/ 6 Person	7
HA4 (SUN)	4 Bed/ 7 Person	3
SH4 (SUN)	4 Bed/ 7 Person	5
PB4 DA (SUN)	4 Bed/ 7 Person	2
	Sub-Total	35
Affordable Housing (30%)		
Ref	Type	No.
1B2P (FF)	1 Bed/ 2 Person	2
2B3P M4(2) (GF)	2 Bed/ 3 Person	2
2B4P	2 Bed/ 4 Person	6
3B5P	3 Bed/ 5 Person	4
4B6P	4 Bed/ 6 Person	1
	Sub-Total	15
Grand Total		50

Rev	Description	Date	Initial	Checked
C	Layout amended to reduce 1B2P apartments and increase 2B3P M4(2) homes following comments received from Wiltshire Council.	04.05.2022	CC	CC
B	Layout amended following comments	18.01.2022	CC	CC
A	Layout amended following comments received from Wiltshire Council	23.04.2021	CC	CC



Upper Studley,
 Trowbridge
 Planning Layout

1:500@A2
 Scale
721-06
 Drawing No.

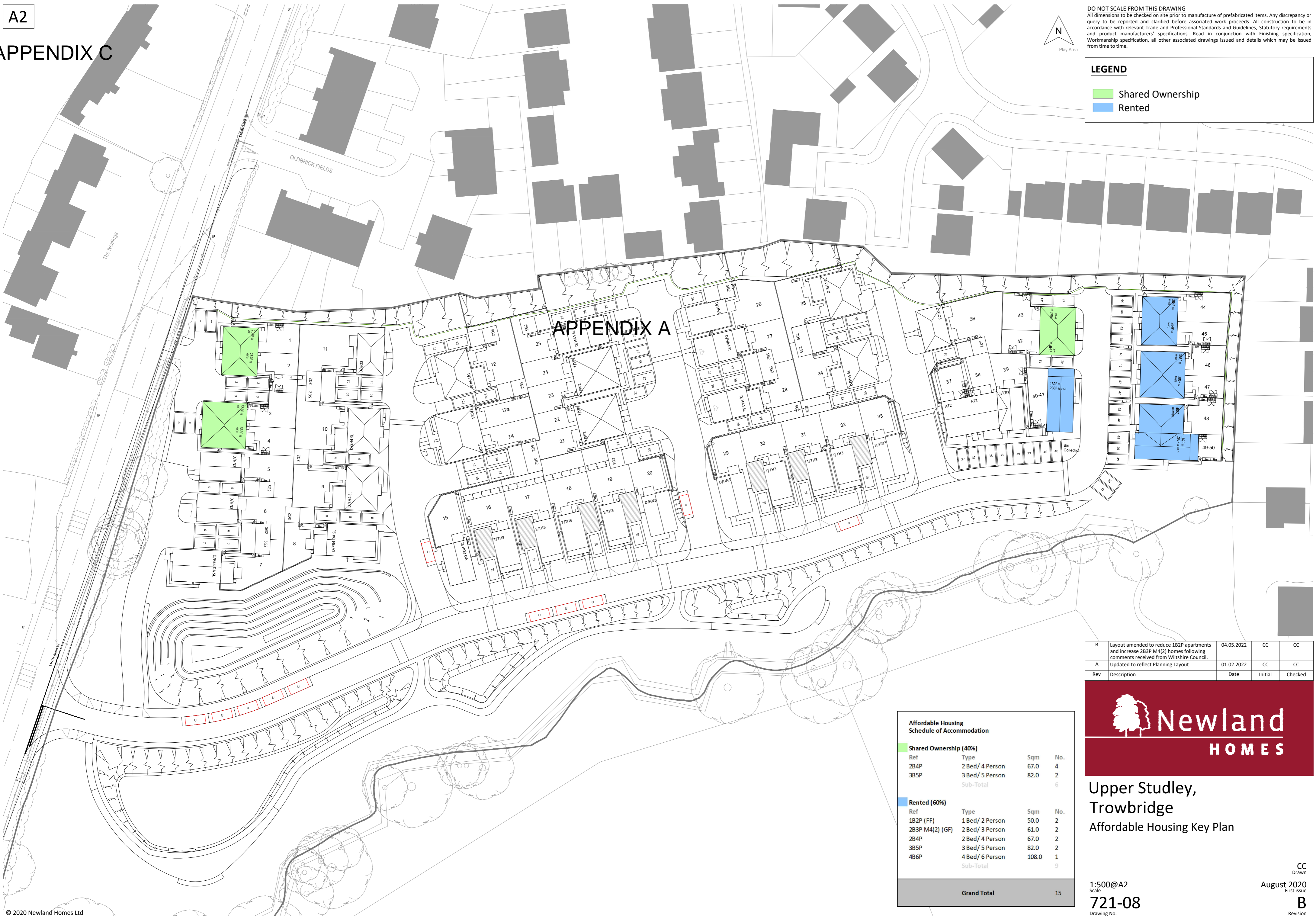
CC
 Drawn
 March 2020
 First issue
 C
 Revision

DO NOT SCALE FROM THIS DRAWING
 All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with Finishing specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.



LEGEND

- Shared Ownership
- Rented



B	Layout amended to reduce 182P apartments and increase 2B3P M4(2) homes following comments received from Wiltshire Council.	04.05.2022	CC	CC
A	Updated to reflect Planning Layout	01.02.2022	CC	CC
Rev	Description	Date	Initial	Checked

Affordable Housing Schedule of Accommodation

Shared Ownership (40%)			
Ref	Type	Sqm	No.
2B4P	2 Bed/ 4 Person	67.0	4
3B5P	3 Bed/ 5 Person	82.0	2
Sub-Total			6
Rented (60%)			
Ref	Type	Sqm	No.
182P (FF)	1 Bed/ 2 Person	50.0	2
2B3P M4(2) (GF)	2 Bed/ 3 Person	61.0	2
2B4P	2 Bed/ 4 Person	67.0	2
3B5P	3 Bed/ 5 Person	82.0	2
4B6P	4 Bed/ 6 Person	108.0	1
Sub-Total			9
Grand Total			15



Upper Studley, Trowbridge Affordable Housing Key Plan

1:500@A2
 Scale
721-08
 Drawing No.

CC Drawn
 August 2020 First issue
 B Revision

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	19/10/2022. 14/11/2022 (Amendments in red text)
Application number:	20/09659/FUL
Proposal:	Erection of 50 dwellings and associated access and landscaping works
Site address:	Land off Frome Road, Upper Studley, Trowbridge
Case officer:	Martin Broderick

Recommendations:

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

The local authority has completed an Appropriate Assessment (AA) (refer to HRA section within these comments) that has been concluded favourably. The AA has been sent to NE (14/11/2022). NE have 21 days to respond, the application must not be determined until NE have endorsed this AA.

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	TBMS Mitigation	CP50, TBMS, HRA	Submission of Ecological Mitigation Plan currently embedded in the Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts prepared by Clarkson and Woods, (May 2022) as a standalone document. (19/10/2022).	Yes 26/10/2022 Ecological Mitigation Plan. (Clarkson and Woods, 16/05/2022).
2	TBMS Mitigation	CP50, TBMS, HRA	A mechanism to secure simultaneously delivery of 'Zone A' which is off-site to the south with site clearance commencing is required. (19/10/2022)	Yes 26/10/2022– refer to AA below.
3	BNG, TBMS Mitigation	CP50, TBMS, HRA	Confirmation from the developer that the required BNG contribution has been agreed. (19/10/2022)	Yes 26/10/2022
4	BNG, TBMS Mitigation	CP50, TBMS, HRA	Confirmation that issues raised by WCs Sustainable Transport Team can be overcome without changes to the layout specifically further encroachment into 'Zone B' and reptile	Yes 4/11/2022 verbal communication between

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			mitigation area. (19/10/2022)	Highways and Ecology
5	BNG, TBMS Mitigation	CP50, TBMS, HRA	Confirmation that lighting layout is realistic in the long-term given street lighting appears to be required to the west of this access road but not to the east. (19/10/2022)	Yes 4/11/2022 verbal communication between Highways and Ecology
6	BNG, TBMS Mitigation	CP50, TBMS, HRA	Justification that hedge mitigation will be provided in accordance with the BNG calculation is required. Alternatively, the BNG calculation must be amended to accurately calculate the change in hedgerow units. If the developer is unable to mitigate a shortfall in hedgerow units the deficit must be made up through contributions to a council led scheme. (19/10/2022)	Yes

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.

Following previous comments from ecology dated 29/01/21 and 09/06/21 and review of the submissions below please find comments to follow:

- Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, May 2022).
- Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, May 2022 Amended November 2022).
- Ecology Masterplan WHSAP Allocated Sites H2.4, H2.5 and H2.6. (Clarkson and Woods, February 2022).
- Upper Studley_Defra Metric 2.0_Feb 2022_No offsite
- Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation. (Greenhalgh, 21/04/2021).
- Lighting Impact Assessment. (Illume Design, 22/02/2022).
- Construction Environmental Management Plan: Biodiversity Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, March 2022).
- Landscape and Ecological Management Plan: Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, March 2022).
- Illustrative Masterplan. Drawing Number 161-801_D. (Greenhalgh, 11/09/2020).
- Landscape Plan. Drawing Number 161-001_L. (Greenhalgh, 28/08/2020).
- Planting Plan. Drawing Number 161-202_F (Sheets 1-3). (Greenhalgh, 28/08/2020).
- H2.5, H2.6 and Flood Zone Overlay. (Newland Homes, October 2022).
- Ecological Mitigation Plan. (Clarkson and Woods, 16/05/2022).
- Ecology Rebuttal Summary Table. (Planning Sphere 19th October 2022).

Baseline

It is reported that the Site supports semi-improved poor grassland, hedges, a low population of slow-worm, common toads and potential for nesting birds and hedgehog. Otter and water vole are present in Lambrok Stream at the southern boundary which in accordance with the TBMS is also recognised as 'core habitat' for foraging and commuting bats. Mitigation and enhancement features include: Species-rich neutral grassland (0.50ha). Hedgerow (0.33km), shrub, tree, and broadleaved woodland (0.05ha) planting. Wetland features. With the exception of hedge planting (refer to BNG section below) these features appear on submitted plans.

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Layout

This is WHSAP allocated site (H2.6) for 45 dwellings houses. As identified in previous comments this application exceeds this dwelling allocation limiting the space available to fulfil WHSAP Policy H2.5, TBMS mitigation requirements and CP50.

Following a request from Ecology a masterplan 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' prepared by Greenhalgh (21/04/2021) has been prepared and submitted with this application. The plan details a strategy that seeks to ensure compliance with the TBMS specifically the location of ecology corridors required to accommodate zones A and B along 'core habitat'. The current site layout demonstrates compliance with the Coordinated Strategy Masterplan and highlights that, if complied with, ample habitat buffers along 'core habitat' as required in the TBMS could be provided but that it is located on land off-site to the south.

The Ecological Mitigation Plan (Clarkson and Woods, 14/03/2022) is the only drawing that adequately details the habitats and features required to achieve an appropriate level of mitigation including the predicted biodiversity units and compliance with the TBMS. **To ensure all the required mitigation can be secured the Ecological Mitigation Plan which is currently embedded in the Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts prepared by Clarkson and Woods, (May 2022)), must be submitted as a stand alone drawing and secured by condition.** If required this plan must also be amended to address the issues raised in these comments.

WCs Sustainable Transport Team have raised issues including the lack of turning space for refuse trucks. The provision of additional turning space/s will result in changes to the layout and therefore the mitigation (TBMS Zone B and reptile mitigation) upon which the BNG calculations and Habitat Regulations Assessment are based. **Any changes to the layout required to address such comments must be made prior to determination and not left to condition.**

Habitat Regulations Assessment

Bath and Bradford on Avon Bats SAC - Appropriate Assessment

This development is screened into appropriate assessment in relation to the Bath and Bradford on Avon Bats SAC. Following the TBMS guidance it lies within the zones of medium risk for both loss / damage to bat habitat and causing increased recreational pressure at woodlands used by Bechsteins' bats for breeding.

Background information for the appropriate assessment is contained in the TBMS which was adopted as SPD in February 2020. No other European site is screened into the assessment.

The SAC's qualifying Features are as follows:

1. Bechstein's bat *Myotis bechsteinii*
2. Greater horseshoe bat *Rhinolophus ferrumequinum*
3. Lesser horseshoe bat *Rhinolophus hipposideros*

The [conservation objectives](#) for the site are: "To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

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- *The extent and distribution of the habitats of qualifying species;*
- *The structure and function of the habitats of qualifying species;*
- *The supporting processes on which the habitats of qualifying species rely*
- *The populations of qualifying species; and*
- *The distribution of qualifying species within the site.”*

Publication Date: 27th November 2018 – version 3. This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations 2017.

[Supplementary advice](#) was published by Natural England last updated on 20 March 2019 and sets out further details of the requirements needed to achieve the conservation objectives. Of particular relevance to the Trowbridge area is the need to “Maintain the presence, structure and quality of any linear landscape features which function as flightlines. These should remain unlit functioning as dark corridors.” In the [Site Improvement Plan](#) dated 1 April 2015, the lack of knowledge about the roosting habits of Bechstein’s and the foraging / commuting habitats of all three SAC species is judged by Natural England to be a threat to achieving the conservation objectives of the SAC.

The application site lies on the southern side of the Trowbridge settlement boundary adjacent to Lambrok Stream. The TBMS was adopted as SPD in February 2020. No further information has since come to light to indicate compliance with TBMS cannot be relied onto for the purposes of concluding an appropriate assessment for a WHSAP allocation at Trowbridge favourably.

Compliance against TBMS criteria

Under items 1 -11 below, I have underlined where we need further information to progress the AA.

	TBMS criteria	Details provided for Application
1	<p>Surveys completed:</p> <ul style="list-style-type: none"> • In accordance with Council pre-application advice if provided • In accordance with BCT Good Practice Guidelines • Could mating sites have been overlooked? (survey April and October for male roosts) 	<p>Surveys are fully compliant. 10 transect surveys between April and October 2019. 3 static detectors for at least 5 nights per month from April to October 2019. In addition, 3 nights of harp and mist trapping during June and July 2019. Assessment of potential bat roost features in trees.</p> <p>The EclA states that ‘<i>Greater horseshoe bats, which may be associated with the SAC, were recorded on the Site across the survey season, notably along the Lambrok stream and northern boundary. Numbers rose in June/July and peaked in August. Lesser horseshoe bat numbers were low across the survey season. Myotis sp., which could potentially include Bechstein’s bats associated with the SAC, were recorded across the survey season. Activity was low in the first half of the season but increased from July to October across the whole site, particularly along the Lambrok stream and western site boundary.</i>’</p> <p>Most trapped bats surveys were males (mostly pipistrelle spp). The consultant considered the local micro-climate was relatively cold - may mean foraging resources are inadequate at this site for females in breeding condition. This may partly explain why higher numbers of greater horseshoe and Myotis bats were recorded in the latter part of the season. However, this</p>

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		<p>is speculative and was not true for none Annex II bats which were more evenly distributed throughout the season.</p> <p>No trees with potential to support roosts. Several trees to the south of site have potential bat roost features.</p> <p>The Lambrok stream connects with habitat off site and is likely to be a commuting route for horseshoes and potentially Bechstein's. Lambrok Stream is therefore recognised at 'core habitat'.</p>
2	<p>Masterplan to be provided which covers entire allocation (referenced in WHSAP housing policies) and identifies:</p> <ul style="list-style-type: none"> • Core Bat Habitat features • That sufficient land can be set aside to achieve 100% mitigation for loss of habitat due to development footprint • That retained core bat habitat connects to the wider habitat network • The maximum quantum of residential units for the whole allocation 	<p>A masterplan 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' prepared by Greenhalgh (21/04/2021) has been prepared and submitted with this application. The plan identifies the full extent of land required to ensure compliance with the TBMS.</p> <p>The current site layout is unable to achieve the core bat habitat buffers required in the TBMS. Most notably the layout relies on the provision of 'Zone A' (refer yellow shading in Ecological Mitigation Plan embedded in the Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts prepared by Clarkson and Woods, (May 2022)), to be provided on land south of Lambrok Stream which is off-site. <u>A mechanism to secure simultaneously delivery of Zone A with site clearance commencing is required.</u></p> <p>For the following reasons Zone A would be protected from change associated with development.</p> <ul style="list-style-type: none"> • Drawing H2.5, H2.6 and Flood Zone Overlay (Newland Homes, October 2022) shows land is within flood Zones 2 and 3. • The masterplan 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' does shows Zone A would be retained with buffer in line with TBMS. • Any application affecting Zone A would be subject to the TBMS which would ensure appropriate buffers were provided here.
3	<p>For outline applications, Parameters Plan (para 142) to address:</p>	<p>Not required for this full application.</p>
4	<p>Biodiversity Net Gain Calculations demonstrate 100 % mitigation has been provided for all habitat lost where the yellow zone and the application boundary overlap.</p>	<p><u>To ensure all the required mitigation can be secured the Ecological Mitigation Plan which is currently embedded in the Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts prepared by Clarkson and Woods, (May 2022)), must be submitted as a standalone drawing and secured by condition. Done.</u></p> <p>There is a significant discrepancy between the on-site hedge mitigation planting detailed in the BNG calculation and the landscape/ mitigation plans (refer to BNG below). <u>Justification that hedge mitigation will be provided in accordance with the BNG calculation is required. Alternatively, the BNG calculation must be</u></p>

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		<p><u>amended to accurately calculate the change in hedgerow units. If the developer is unable to mitigate this shortfall in hedgerow units the deficit must be made up through contributions to a council led scheme.</u></p> <p>Discussions with the consultant ecologist confirmed new hedge planting is to be provided along the northern boundary and along the new access road. This planting is shown on the submitted plans that will be secured by condition.</p> <p>The current site layout is unable to achieve no net loss in biodiversity with the submitted defra metric calculation (Upper Studey Defra Metric 2.0) predicting a short fall of 3.37 habitat units. The loss is due to development on permanent grassland which is not Priority Habitat. The council considers that the deficit can be acceptably addressed through additional financial contributions to the TBMS to achieve additional woodland and hedgerow creation outlined in Appendix I of that document.</p> <p><u>Awaiting confirmation from the developer that the required contribution has been agreed. Yes agreed</u></p> <p><u>S106 required to fix the rate to be paid.</u></p>
5	<p>For reserved matters and full applications, an Ecological Mitigation Plan in accordance with para 143, section 8.2 and Figure 6 of the TBMS:</p> <p>(i) Scaled drawing(s) to show</p> <ul style="list-style-type: none"> • Limit of built development • Core bat habitat is adequately buffered and enhanced. • Details of replacement roosts • Commuting routes and foraging habitat to be retained, created and enhanced • Location/extent and full landscape specifications for tree and shrub planting, wildflower grassland etc <p>(ii) Detailed and scaled cross sections to accurately locate development and ecological mitigation features e.g. hedgerows, SuDs etc</p>	<p>Overall, the selection of tree, shrub and wetland species supports the ecological ambitions of the scheme design and is welcomed.</p> <p>The current site layout is unable to achieve the core bat habitat buffers required in the TBMS. Most notably the layout relies on the provision of 'Zone A' (refer yellow shading on extract from Ecological Mitigation Plan below), the 15m core habitat buffer, to be provided on land south of Lambrok Stream and off-site. <u>A mechanism to secure Zone A is required. Yes refer to comment in Item 2.</u></p> <p><u>WCs Sustainable Transport Team have commented on the lack of turning space for refuse trucks at the eastern end of the cul-de-sac by dwellings 49-50. Additional turning space here will exacerbate an existing pinch point in the TBMS buffer zone, reduce reptile mitigation and is likely to be unacceptable in ecology terms. This must be resolved prior to determination.</u></p> <p><u>Yes verbal communication between Highways and Ecology.</u></p> <p>A phasing plan demonstrating the timing of habitat creation works in relation to construction works in order to demonstrate that mitigation will follow quickly behind vegetation stripping for development.</p>

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		None of the tree planting in Zone A should be of fastigate varieties. Plans should confirm this is the case to avoid stock substitutions.
6	<p>For Reserved Matters and Full applications, CEMP to set out:</p> <ul style="list-style-type: none"> • Location of temporary work areas • Schedule of works covering removal, enhancement and creation of habitat features in relation to construction works. • Details of compliance arrangements and how staff will interface with Council TBMS Project Officer • Management of habitats during the construction phase 	<p>The CEMP is clearly written and well set out. It requires oversight of some works by an Ecological Clerk of Works.</p> <p>As the vegetation removal and protection of habitats is critical at this site, it will be important the ECoW is appointed before this work commences. A favourable conclusion of this AA will depend on this matter being resolved through the S106.</p> <p>S106 required to secure appointment of ECoW prior to construction commencing.</p> <p>The following matters need to be resolved before the CEMP is agreed.</p> <p>There is a lack of clarity between MS3 and MS4 over when clearance down to 300mm may occur.</p> <p>The location of fencing on Figure 1 may need to be reconsidered once the EMP is agreed.</p> <p>Sufficient information has been submitted to demonstrate this requirement can be conditioned. Conditions for CEMP, LEMP, landscape plans and the revised biodiversity metric will secure the necessary ecological mitigation.</p>
7	<p>For Reserved Matters and Full applications, LEMP to set out:</p> <ul style="list-style-type: none"> • Plan showing extent of habitats which the Management Company will be responsible for • Management objectives for each habitat • 1 and 5 year schedules of management activities including replacement /restoration works where damage occurs • Review mechanism 	<p>The LEMP is helpfully laid out and covers the key issues.</p>
8	<p>The potential impacts of lighting are adequately modelled and assessed with appropriate mitigation included to minimise the effects artificial lighting across the site in accordance with section 8.3.</p>	<p>The Lighting Impact Assessment. (Illume Design, 22/02/2022) demonstrates a 15m dark buffer can be provided.</p> <p><u>However, assurance that this lighting layout is realistic in the long-term is required given street lighting appears to be required to the west of this access road but not to the east. This must be provided prior to determination.</u></p> <p>Yes verbal communication between Highways and Ecology.</p>
9	<p>An appropriate lighting</p>	<p>The EclA confirms monitoring will be undertaken a year</p>

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	monitoring regime has been provided.	after construction. This will be secured by condition.
10	The applicant agrees that a financial contribution towards the Council led scheme for mitigating residual effects from loss / degradation of bat habitat will be secured by S106.	£777.62 will be collected through Section 106 for each dwelling in accordance with Appendix 1 of the TBMS. Include in Heads of Terms for S106
11	Is it likely that the CIL funded, Council led scheme, to offset residual effects from recreational pressure at woodlands used by breeding bats will be able to cover impacts arising from the application under consideration?	This development is covered by the costs identified in Appendix 2 of the TBMS. The Council will contribute £641.48 per dwelling from CIL towards delivery of projects in Appendix 2.

The above table demonstrates that the local authority has carried out the AA which has reached with a favourable conclusion.

Biodiversity Net Gain

The current site layout is unable to achieve no net loss in biodiversity with the submitted defra metric calculation (Upper Studey Defra Metric 2.0) predicting a short fall of 3.37 habitat units. As far as I can see the developer is not able to provide off-site mitigation and is proposing the deficit is made up through contributions to a council led scheme.

There is a significant discrepancy between the on-site hedge mitigation planting detailed in the BNG calculation and the landscape/ mitigation plans. The BNG calculation which shows a total provision of 0.327km of hedge to be planted at the north-eastern boundary (0.057km) and by the road (0.27km). Planting of 0.27km by the road is not possible because the phase I map shows an existing hedge in this location. In addition, this boundary only measures approximately 0.15km and must also accommodate two new road entrances. The north-eastern boundaries will be curtilage boundaries so mitigation hedge planting is not acceptable in this location because it is not possible to secure its maintenance and long-term existence. All hedgerow mitigation must be provided within the public domain. Justification that hedge mitigation will be provided in accordance with the BNG calculation is required. Alternatively, the BNG calculation must be amended to accurately calculate the change in hedgerow units. If the developer is unable to mitigate this shortfall in hedgerow units the deficit must be made up through contributions to a council led scheme.

Discussions with the consultant ecologist confirmed new hedge planting is to be provided along the whole northern boundary, eastern boundary and along the western half of the access road (refer to detailed planting plans and Ecological Mitigation Plan). Once established this will provide connectivity along the northern and eastern boundaries.

The Contribution required for any loss of XX hedgerow units, payable to the council prior to construction, must be agreed with the applicant. This must be secured under a S106.
Not required.

The Contribution required for the Loss of 3.37 Habitat Units, payable to the council prior to construction, must be agreed prior to determination and secured in the S106. Yes
agreed.

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S106 Requirements:

1. £777.62 per dwelling (index linked) to offset residual / in-combination losses
2. Contribution of £232,537 to account for loss of 3.37 habitat units which the planning permission will not be able to deliver on site.
3. Secure appointment of ECoW prior to construction commencing.
4. Where a Management Company is being required through the S106 agreement to manage open space across an application site and a LEMP has either been submitted or will be submitted by condition, the S106 should make clear that the Management Company is obliged to manage open space in accordance with the LEMP as approved by the LPA.

There are a number of outstanding issues with the proposed layout. It appears that a reduction in the dwelling number to the allocated 45 would facilitate the resolution of these issues resulting in a more acceptable layout. Any plans/ drawings amended to address the issues raised must be re-submitted for approval. The AA must be based on the final layout supported by current plans and drawings such as the EcIA, Ecological Mitigation Plan, BNG and Planting Plans in order for a favourable conclusion to be reached.

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:

- Ecological Impact Assessment. Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, May 2022 Amended November 2022).
- Lighting Impact Assessment. (Illume Design, 22/02/2022).
- Construction Environmental Management Plan: Biodiversity Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, March 2022).
- Landscape and Ecological Management Plan: Land at Upper Studley, Trowbridge, Wilts. (Clarkson and Woods, May 2022).
- Ecological Mitigation Plan. (Clarkson and Woods, 16/05/2022).

REASON:

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

Lighting

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Where light spill has the potential to impact bat habitat, a lighting impact assessment must be submitted with the reserved matter application(s) to demonstrate the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy February 2020 are met.

The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to

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the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

REASON:

In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to ensure lighting meets the requirements of the Trowbridge Bat Mitigation Strategy.

Final sign off – all matters addressed:

Ecologist Elizabeth Burrows	Date 14/11/2022
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APPENDIX F

Burrows, Elizabeth

From: Conroy, Kyle <[REDACTED]>
Sent: 19 December 2022 17:04
To: Burrows, Elizabeth
Cc: Broderick, Martin
Subject: RE: 2022-12-05 413088 HRA & Appropriate Assessment - Erection of 50 dwellings - Land off Frome Road, Upper Studley, Trowbridge (Wiltshire) 20/09659/FUL

Lizzie,

Thank you for consulting Natural England on the AA for the aforementioned application. Please accept our apologies for the delay in responding, due to resourcing issues and high workloads.

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the site in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied that the measures comply with the TBMS and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

Should you require further information please do not hesitate to contact me.

Regards,

Kyle Conroy

Lead Advisor – Wiltshire
Wessex Team
Natural England
Horizon House, Deanery Road, Bristol, BS1 5AH

[REDACTED]
www.gov.uk/natural-england



From: Burrows, Elizabeth <elizabeth.burrows@wiltshire.gov.uk>
Sent: 14 November 2022 12:16
To: SM-NE-Consultations (NE) <[REDACTED]>
Cc: Broderick, Martin <martin.broderick@wiltshire.gov.uk>
Subject: Appropriate Assessment Request 20/09659/FUL

APPENDIX F

Dear Sir/Madam,

Appropriate Assessment for application 20/09659/FUL

Wiltshire Council has conducted an appropriate assessment (attached) for the above planning application and hereby requests the views of Natural England. The application details can be viewed by entering the application number in the search bar at [Home \(wiltshire.gov.uk\)](http://Home.wiltshire.gov.uk).

I attach the Coordinated Strategy Masterplan for your reference. Whilst this is not an allocated plan it provides a useful overview of the green corridors/ open space connecting the three allocated Sites (H2.4/ H2.5/ H2.6) in this area.

Please do let me know if you have any queries regarding the application. If the response could be issued to myself directly and copied to the planning officer (copied in above), that would be much appreciated.

Yours sincerely,

Lizzie

Lizzie Burrows

Ecologist

Landscape and Design, Spatial Planning

(Please my working hours are Monday, Tuesday and Thursday 09.30 – 14:45.)

Wiltshire Council

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APPENDIX G

20/09659/FUL – Upper Studley HEADS OF TERMS (for 50 Dwellings)

SUBJECT	REQUEST	AMOUNT	AGREED
Housing	On site delivery of 30% Affordable Housing	15 Units	✓
Public Open Space	Upgrade of Woodmarsh Sports Ground	£11,800	✓
Ecology	To address in-combination and residual effects of additional housing on bat habitats through new woodland and hedgerow planting.	£38,881	✓
	Off-site contribution to provide for a scheme to deliver the 3.37 units of habitat loss on site	£232,537	✓
Waste & Recycling	Provision of waste and recycling containers	£5,050	
Education	Early years provision x 7 places	£122,654	✓
	Primary school provision x 14 places	£262,612	✓
	Secondary school provision x 10 places	£229,400	✓
Public Art	Public art scheme to be delivered on site either by Newland Homes or via a Council scheme @ £300 per dwelling	£15,000	✓
Highways	Pedestrian and cycle improvements	£28,374	✓
	Bus shelter – Whiterow Park	£11,429	✓
TOTAL SUM OF MONEY		£957,737	✓

Signed: C.Cobham (on behalf of Newland Homes)

Dated: 08.02.2023

Print: C.Cobham (on behalf of Newland Homes)