

Wiltshire Council Planning Consultation Response

09 August 2016

Wiltshire Council - Ecology
Consultations
Landscape & Design, N-MECH,
County Hall, Bythesea Road,
Trowbridge, Wiltshire, BA14 8JN

Officer's Name: Alex Smith
Officer's Title: Senior Planning Officer
Direct Line: 01249 706672

Application No: 16/07288/OUT

Outline planning application (all matters reserved except means of access) for residential development, including the construction of up to 71 dwellings, the creation of new vehicular access with footways and cycleways and ancillary road infrastructure, public open spaces, children's play area, landscape planting, surface water attenuation and associated infrastructure.

**Land South of Filands, Malmesbury, Wiltshire,
393536 Northings: 188595
Mr Jackson**

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **08 September 2016**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out below)
<input type="checkbox"/>	Object (for reasons set out below)
<input checked="" type="checkbox"/>	No objections

Matters Considered:

Habitats

The site is comprised predominately of species-poor grassland of limited ecological value, however boundary features including species-rich hedgerows, a ditch and mature trees are all of local value. Short sections would be lost and the general network would be fragmented by proposed access. Although the scheme is in outline, it is clear that the ecological value of these features would also be degraded by the proximity of roads, buildings, residential gardens and parking. These will all lead to some negative, permanent ecological effects of the development, however these are relatively minor in the context of existing approved developments to the south and the A429 to the north.

The development has the potential to create some ecologically valuable habitats on the margins of the site, particularly associated with SUDS and landscaping in the east of the site.

Species

The site support an assemblage of foraging bats typical of agricultural land in this part of the county; the value of the site would be degraded for these populations through habitat degradation and artificial lighting, however there would also be some beneficial effects through the SUDS and landscaping in darker areas of the site.

A low population of grass snake is present on the site, however this is unlikely to be significantly affected by the proposals subject to some precautionary construction measures, due to the relatively limited area of suitable habitat within the site and mobile nature of this species.

Local populations of birds, hedgehogs, invertebrates and brown hare would be affected by the proposals; however these would all be relatively minor effects and there may be some benefits for some of these species through SUDS and landscaping proposals.

Conditions:

Standard conditions for:

- Construction Environment Management Plan
- Detailed landscaping plans
- Landscape management
- Detailed drainage

Informatives:

NA

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