Lowans Ecology & Associates
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Rachel Whyte
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% Gary Singleton
Singleton Design

3rd September 2023

Ref: PL/2023/03008
Cuffs Cottage, East Hatch, Tisbury, Wiltshire SP3 6PJ
Conversion of existing garage outbuilding to ancillary accommodation and associated works.

Dear Rachel

Please find below a response to the Wiltshire Council Planning Consultation Response dated 16/08/2023.

1) Assessment of the potential impacts of the development on bats and nesting birds:

a) A data search has subsequently been requested.

Wiltshire and Swindon Biological Records Centre hold no records for the site. Records are held for 12 species of bat, within a 2km radius of the site, recorded between 1957 and 2013. The records do not specify the number of roosts as the grid references have been reduced to 1km due to sensitivity of the records.

b) Chilmark Quarries Bat Special Area of Conservation (SAC

As addressed in the report, the site falls within the Zone of Influence of the known bat roosts within a 1km radius of the site and within the Chilmark Quarries Bat Special Area of Conservation (SAC) Greater horseshoe 4000m buffer zone and barbastelle 6000m buffer zone. Preventative mitigation measures, with regards to light pollution is detailed in section 6 Recommendations, precautionary mitigation measures and enhancements, 6.1 Bats. Page 10 of the submitted Preliminary Roost Appraisal and Barn Owl Survey for barn at Cuffs Cottage, East Hatch, Tisbury, Wiltshire SP3 6PJ. dated 30/06/2023.

> *a) lighting will be directed to where it is needed through the design of the luminaire and by using accessories such as cowls or hoods,*
> *b) lights will not be on constantly throughout the night creating dark periods to allow bats to continue foraging without light spill affecting them,*
> *c) the lighting scheme will adhere to the latest guidance, as detailed in Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2018),*
> *d) there must be no increase in light and light levels must be below 0.5 lux.*

c) Site boundary habitats are likely to support foraging and commuting bats and this must be taken into account when gathering survey data and assessing the impacts of the development.

As detailed in the report submitted. The northeast, southeast and southwest boundaries of the site are lined with stonewalls. The northwest boundary is open. The northeast and southeast boundaries lie adjacent to agricultural land. The southwest boundary lies adjacent to the road. The northwest boundary lies adjacent to the driveway of the cottage. These features have a low potential to be used by bats. These features will be retained.

d) Light spill from internal windows of the proposed ancillary accommodation is anticipated to result in an increase in ambient light levels on the site and potentially on boundary vegetation which could be used by bats.

As detailed in the report submitted, no additional roof lights or windows will be incorporated into the barn. The existing windows are on the southeast and northwest elevations, the elevations are adjacent to the driveway and a stonewall/agricultural land. These elevations are not adjacent to boundary vegetation. There will be a minimum amount of light spill.

e) The works to the barn have the potential to impact on boundary vegetation and the extent of vegetation removal required has not been provided. The removal of boundary vegetation could impact on bats using these features to commute through the landscape and could result in the loss of bird nesting habitat. An assessment of these impacts has not been provided and recommendations have not been made to provide mitigation and enhancement measures.

The boundary vegetation will be retained.

f) Additional Biodiversity enhancements

Bats

1. *As an enhancement to the site 1 x integrated bat tube or bat brick will be attached onto the southwest elevation of the barn. The box will be at least 2m above the ground with a clear flight path to the entrance. Appendix A - Plan 1.*

2. *Example of bat box Woodstone bat box Appendix B - Figure 1.*

3. *No security lighting will be placed above or below the bat tubes/bricks. Any security lighting will be low level and will be on timers so that the level of light pollution is kept to a minimum.*

Nesting Birds

1. *As an enhancement to the site 2 x swift boxes (that are also suitable for sparrows and starlings) will be attached to the northeast elevation of the barn. Ideally the boxes will be at least 5 metres above the ground (a lower elevation is acceptable), with a clear flight path to the entrance. Appendix A - Plan 1.*

2. *Example of Swift box Appendix B - Figure 2.*

3. *No security lighting will be placed above or below the swift boxes. Any security lighting will be low level and will be on timers so that the level of light pollution is kept to a minimum.*

If you have any further queries please contact me via email or mobile.

Yours sincerely

Louise Lowans

Plan 1 - Proposed enhancements
1 x bat box to be attached onto southwest elevation of barn
2 x bird boxes to be attached onto northeast elevation of barn

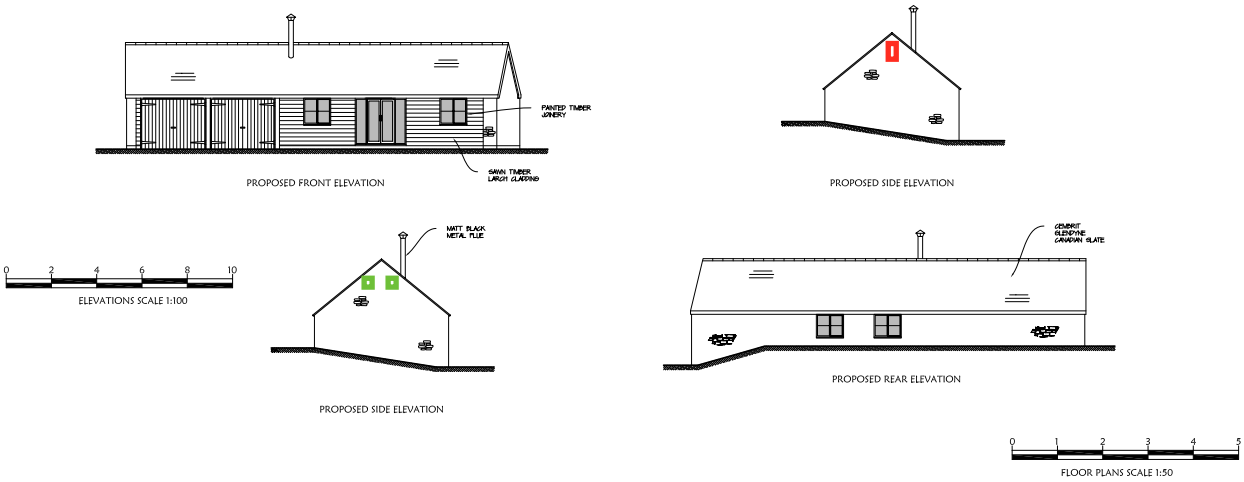

Figure 1 - Example of external bat box



Figure 2 - Example of external swift box

