Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	18/09/2023
Application number:	PL/2022/09533
Proposal:	Erection of 3no. 4 bedroom houses and garages with associated drive
Site address:	18-19 Dianmer Close, Hook, SN4 8EB
Case officer:	Steve Tapscott

Recommendations:

	No Comment
	Support
	No objection
X	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed

Further Information Required:

	Issue	**Policy/Legislative Compliance**	**Date information requested & Further information required**	**Satisfactorily addressed (Document & Date)**
1	Biodiversity Net Gain / No Net Loss	NPFF, CP50	**27/03/2023** Wildlife Mitigation and Enhancement Scheme.	**Yes** Wildlife Mitigation and Enhancement Scheme, 18-19 Dianmer Close, Hook, SN4 8EB, Version: V0, Date: 19 June 2023 by Elton Ecology Ltd 18/09/2023

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 <u>all</u> 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.

The ecology report (Preliminary Ecological Appraisal Report, Ref: P2337_01, Version V0, Date 03 May 2022 by Elton Ecology Ltd) submitted to this application is welcomed. The report details a suitable survey effort to confirm the ecology baseline of the site.

The mitigation within the ecology report is welcomed but should also include habitat mitigation and enhancement measures for reptiles and amphibians. With reference to the ecology comment for the previous application on this site (20/09906/FUL): Any mitigation and enhancement measures should be detailed in a Wildlife Mitigation and Enhancement Scheme and supporting plan. The Wildlife Protection and Enhancement Scheme must be submitted to and approved in writing by the local planning authority either in advance or as a condition of approval.
Any habitat creation as part of the Wildlife Mitigation and Enhancement Scheme should be in areas of communal ownership. Habitat management within private residential ownership is welcomed, however, it cannot be enforced to ensure no net loss/net gain in biodiversity.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

18/09/2023 – The above information request has been satisfactorily addressed.

CONDITIONS: to be finalised when all information detailed above has been submitted and approved.

1. **Lighting**

No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON:
In the interests of conserving biodiversity.

2. **Compliance with submitted documents**

The development will be carried out in strict accordance with the following documents:

- Construction Environment Management Plan (CEMP) – Biodiversity, 18-19 Dianmer Close, Hook, SN4 8EB, Version: V0, Date: 12 June 2023 by Elton Ecology Ltd
- Wildlife Mitigation and Enhancement Scheme, 18-19 Dianmer Close, Hook, SN4 8EB, Version: V0, Date: 19 June 2023 by Elton Ecology Ltd

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

3. **Biodiversity mitigation and enhancement measures**

The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

- Wildlife Mitigation and Enhancement Scheme, 18-19 Dianmer Close, Hook, SN4 8EB, Version: V0, Date: 19 June 2023 by Elton Ecology Ltd

The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been

submitted to and approved in writing by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.

REASON:
To mitigate for impacts to biodiversity arising from the development.

INFORMATIVES:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Artificial Lighting
The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Final sign off – all matters addressed:

Ecologist **Max Hemmings**	Date **18/09/2023**