Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Max Hemmings
Date:	18/10/2023
Application number:	PL/2023/07726
Proposal:	Construction of ancillary residential building known as the Pond Building located to east of Chittoe Mill
Site address:	The Pond Building, Chittoe Mill, 125 Westbrook, Bromham, Chippenham, Wilts, SN15 2EE
Case officer:	Jane Fuller

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)

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.

There are no alterations proposed to the buildings and it is change of use only. Ecology comments relating to the summerhouse on this site have been submitted under the relevant application (PL/2023/05406).

It should be noted this site is in an area of high ecological sensitivity with Annex II bats recorded in this area. Consequentially any increase in light, noise and other pollution such as smoke from outdoor fire pits can have significant impacts on the foraging, roosting and commuting behaviour of sensitive protected species such as but not limited to bats.

CONDITIONS:

<u>Lighting</u>

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.

INFORMATIVES:

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 **18/10/2023**