Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Rachel Whyte
Date:	23/10/2023
Application number:	PL/2023/07372
Proposal:	Variation of condition 2 (approved plans) on PL/2022/07574 to allow for design changes
Site address:	Land adjoining The Bell Inn, Bell Hill, Seend, Melksham, SN12 6SA
Case officer:	Jane Sanger

Recommendations:

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

I have reviewed the proposed changes to the approved plans and I am satisfied that there are no new ecological constraints or considerations. The application lies within the outskirts of a consultation zone for Bath and Bradford on Avon bats Special Area of Conservation (SAC) as it is located approximately 1.9 km from a core lesser horseshoe bat roost. A Habitats Regulations Assessment (HRA) was carried out for the original application (PL/2022/07574), this is included below, and I can confirm that this HRA is still valid.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development combined with the separation of 1.9 km between the SAC and the application site, any temporary construction impacts and operational impacts would be de-minimis. The HRA has concluded that the application is not likely to have significant impacts on the SAC and Appropriate Assessment is not required.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
    - Landscape Masterplan. Drawing no: GD14522_PP_001. Rev. C. 6th June 2023. AH Design Studio.
    - Proposed Elevations. Drawing no: L012. Rev P3. 12th September 2022. Nash Partnership.

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

2. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.
   REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Final sign off – all matters addressed:

Ecologist **Rachel Whyte**	Date **23/10/2023**