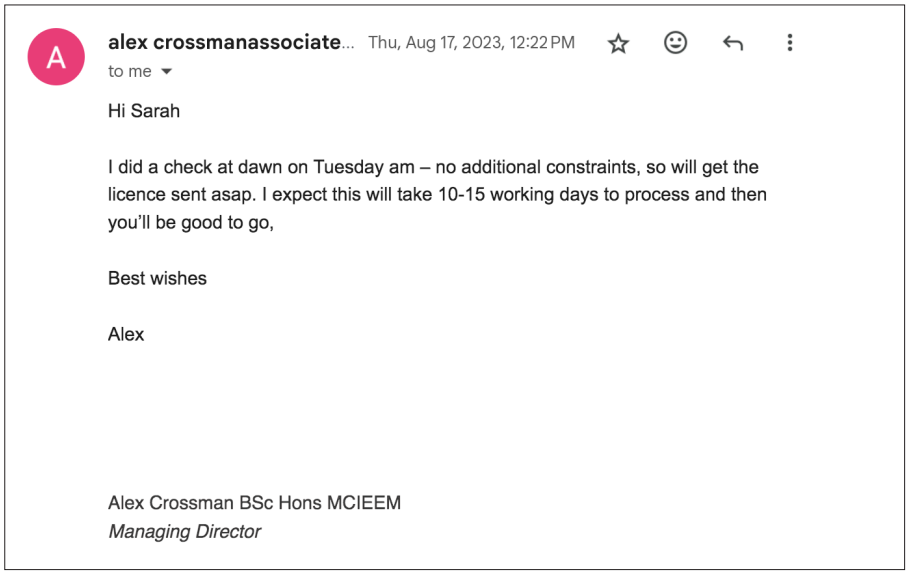
Summary of Ecological Factors associated with Planning Application PL/2023/11151

This planning application is a variation to Condition 2 of application PL/2022/05035; a reduction in the size of the house by approximately 40sqm. This application was approved in November 2022. Condition 1 has already been discharged and all other conditions including Conditions 8 & 9 regarding ecology will be discharged in accordance with Consent PL/2022/05035. (subject to changed drawing references as below)

Crossman Associates have carried out multiple site visits and provided a comprehensive ecology report (dated 29th June 2022 and previously submitted with application PL/2022/05035) detailing minor bat activity and acceptable mitigations which are all incorporated in the drawn plans eg. bat and bird boxes, bat loft, considerate outdoor lighting etc.

Below is a screenshot of the last email received from Crossman associates on August 17th 2023.



alex crossmanassociate... Thu, Aug 17, 2023, 12:22 PM

to me

Hi Sarah

I did a check at dawn on Tuesday am – no additional constraints, so will get the licence sent asap. I expect this will take 10-15 working days to process and then you'll be good to go,

Best wishes

Alex

Alex Crossman BSc Hons MCIEEM
Managing Director

A low inpact bat license was applied for by Crossman Associates on behalf of Mr and Mrs Du Feu on 22nd November 2023, prior to works commencing. Following discharge of Condition 1, the existing house was demolished in December 2023.

A new package treatment plant has been installed and certified by building control replacing the outdated septic tank and represents a significant improvement to this aspect. The site sits outside of the following water catchment areas: - Hampshire Avon, River Test, River Kennet, Upper Brue.

Changed / Unchanged in application PL/2023/11151

Mitigation for Lesser Horseshoe: The bat loft is **unchanged** in size
Mitigation for Pipistrelle: Bat box sitings **unchanged**
Dark zones : **unchanged**
Lighting scheme : **unchanged**
Mitigation for Sparrows : Bird boxes **unchanged**
Mitigation for Hedgehogs and other mammals : **unchanged**
The planting scheme and approach to bio-diversity remain **unchanged** in the variation.

Summary of statement and conditions in the decision notice for application PL/2022/05035

Ecology:No objection subject to the following condition being applied.

The development shall also be carried out in strict accordance with the following documents, 'Bat Survey of Rose Cottage, Lye's Green, Corsely' Issue 2, Reference D1138.001 (Crossman Associates, 29 June 2022) and drawing numbers, 968.PA.2rev.C - Rose Cottages Biodiversity Plan (Bruges Tozer architects, 28/06/2022), 968.PA.17 BatRoost Entry Dormer (Bruges Tozer, 18/06/2022), 968.PA.4rev.C Rose Cottages First Floor and Bat Attic Plan (Bruges Tozer, 28/06/2022)
REASON, For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Bat roosts and bat access points shall be incorporated into the development in accordance with drawing references, 968.PA.17 Bat Roost Entry Dormer (Bruges Tozer, 18/06/2022) and 968.PA.4rev.C Rose Cottages First Floor and Bat Attic Plan (Bruges Tozer, 28/06/2022) or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of the bat roosts and access features shall be supervised by a professional ecologist and this part of the condition shall only be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.
REASON, To mitigate for impacts to bats arising from the development.

Revised Drawings:
The layout drawings referred to in the ecology conditions 8 & 9 are attached for information, and have been renamed as follows:
968.PA.2revC Biodiversity Plan has been revised to 968A.P.2
968.PA.4revC First Floor and Bat Attic has been revised to 968A.P.4