Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Rachel Whyte
Date: 19/03/2024
Application No: PL/2023/11028
Proposal: Discharge of Conditions 6 (Water Usage) & 7 (External Lighting) of planning application 20/01544/FUL (Demolition of 2 agricultural buildings and conversion of 2 agricultural buildings to a dwelling house. New extensions for a cartshed and sauna (Re-Sub of 19/10720).
Site Address: Sheep Unit, West Stowell Farm, West Stowell, Marlborough, SN8 4JU
Case Officer: Jonathan James

Condition No.	Further Information Required by Condition	Satisfactorily Addressed (Document & Date)
6	The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of the dwelling being brought into use, a post construction stage certificate certifying that this standard has been achieved shall be submitted to and approved in writing by the local planning authority. REASON: To ensure that the development delivers betterment in terms of the level of discharge of phosphates from the sewage treatment plant into the River Avon SAC.	**YES 19/03/2024** - Water Efficiency Calculations to Satisfy 17.K Compliance (Part G). Issued 24 November 2023.
7	No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2020", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed. REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site; in the interest of maintaining dark skies in order to safeguard the visual qualities of the AONB and countryside in general; and in the interests of protecting wildlife and their habitats. Many species	**YES 19/03/2024** - Block Site Plan as Proposed. Drawing no: 153 P10 Rev A. - DP0751 Marine Mast Light v1.2 05.19 - UK 0751 Marine Mast Light v1.1 03.19 The submitted information is considered to be satisfactory to discharge the condition on ecology grounds however details on how the lights will be operated has not been provided. It is encouraged that lights are operated via a motion sensor on a short (1-2 minute) timer.

	active at night (bats, dormice and badger,) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.	

The submitted documents are sufficient to enable discharge of conditions 6 and 7. **However, regardless of the comments on the Discharge of Conditions, applications within the Hampshire Avon Special Area of Conservation (SAC) Catchment remain on hold until legal advice has been sought.**

It should be noted that recommendations are reliant on the accuracy and completeness of the submitted reports, and we do not take any responsibility for incorrect data or interpretation made by the authors.

Final sign off – all matters addressed:

Ecologist	Date
Rachel Whyte	**19/03/2024**