From: Charkitecture Design <charkitecturedesign@gmail.com>
Sent: Tuesday, April 16, 2024 11:54 AM
To: Maidman, Jonathan <Jonathan.Maidman@wiltshire.gov.uk>
Subject: Re: FW: PL/2023/11083 - Kingston Farm

Hi Jonathan,

Please see the response below from our ecologist, as well as amended plans. I look forward to hearing from you soon.

Kind Regards

Charlotte

Dear Council Ecologist,

Please see my comments (in red) in response to your queries regarding the bat mitigation loft for the proposal at Kingston Farm (planning ref: PL/2023/11083).

The inclusion of a bat loft is welcomed. The following points must however be considered to ensure viability of the feature for bats and demonstrate that opportunities for bats on the site will be enhanced:

- Internal features: it is understood that the existing metal roof will be insulated, however it is not clear what material will line the inside of the bat loft. The material should be safe for use in bat lofts. The inclusion of bat boxes internally to provide additional features is welcomed, the boxes used should be self-cleaning. Additional features should be included to provide perching and crevice roosting opportunities. Will an access hatch be provided to facilitate cleaning and maintenance? No insulation is proposed within the bat loft, the underside of the roof structure will remain unchanged. The 'insulation beneath' stated within the elevation plans refers to insulation at the ceiling level of the barn, beneath the bat loft and not within it. The brown long-eared bats recorded roosting within the barn during surveys were observed perching directly on the metal corrugated roofing, so the retention of this roofing material is deemed to provide suitable perching habitat for this species. However, if this is not deemed enough further perching opportunities can be provided by attaching of timber batons to the underside of the roof structure within the bat loft. The provision of three bat boxes, Eco Kent Bat Box (or similar self-cleaning boxes, if cannot be sourced), located within the interior of the bat loft along the south and east elevation walls will provide suitable crevice roosting opportunities within the bat loft for long-eared, pipistrelle and myotis bat species. A further three bat boxes (of the same specification) will be provided on one suitable tree on site (within the west boundary hedgerow, or north boundary line of trees) to provide further roosting opportunities for these species on site, as well as a receptor site for any bats found during works. The plans have been updated to show the location of the internal bat boxes within the bat loft, as well as a new access hatch to facilitate cleaning and maintenance.

- Access point: moving the access point to the roof (west aspect) should be considered, this would take the access away from windows and locate it closer to habitat features likely used by bats (hedgerow). The roof access could be created using a dormer style access point. The windows closest to the access point will need to be removed if the roost access is to remain on the southern elevation. Where possible the access should be designed to

deter birds such as pigeons. The use of different materials (as opposed to metal) around the roost entrance should be considered if required to make sure the entrance is safe and accessible for bats. The bat access has been moved to the west elevation, as recommended, to avoid the proposed windows. The plans have been updated to show this. The access will compromise a dormer-style entrance located on the west elevation at 400mm above the roofline, measuring 300mm in width and 200mm in height.

- Proposed elevations/roof plan: this should show the dimensions of the bat loft and access point, details of the materials used for the bat loft and access point, and locations of the bat boxes and any other internal features. If an access hatch is to be provided then the location of this should also be shown. The plans have been updated to show these dimensions and materials.

- The Preliminary Bat Roost Assessment mentions that swift nesting opportunities could be installed, this would be encouraged and should be shown on elevations drawings if so. The plans have been updated to show two Orlando swift boxes to be incorporated into the north elevation of the new office spaces at the eaves.

- It would also be helpful to understand the proposed external lighting strategy (i.e., locations and specifications of luminaires) for the site. I note that there are already security lights attached to the building, are these to be retained? Any 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. There are two existing motion-sensored security lights on the north elevation of the barn (proposed for works), these will be reinstated post-development for security purposes. One further motion-sensored security/access light is proposed above the door to the new office spaces on the south elevation of the development (this is now shown on the plans), this is to allow safe access for employees too and from the building in the winter months. The proposed and reinstated lighting will be motion-sensored, and have a colour temperature of 2,700K or below, with the south elevation office access lighting to also be down-facing to ensure no light spill onto surrounding areas. As the bat access has been moved to the west elevation, further from the new proposed lighting, and any bats associated with the existing roost have been observed commuting west using the adjacent hedgerows, and tree lines surrounding agricultural land within the vicinity, it is deemed that the proposed lighting will have no impact on the bat loft or any flight paths used by the bats.