Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	26/06/2024
Application number:	PL/2023/10960
Proposal:	Proposed Single Storey & Two Storey Rear Extension to 7, 8 & 9 Nethercote Hill, Lacock to Create a Single Dwelling House, with Off Road Parking & Refuse, Recycling & Secure Cycle Storage.
Site address:	7,8-9 NETHERCOTE HILL, LACOCK, CHIPPENHAM, SN15 2LD
Case officer:	Hayley Clark

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	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)
1	Ecology	NPPF, CP50, Habitat Regulations	Bat Mitigation included on technical drawings	

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.

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Roost Assessment. March 2024. Darwin Ecology
- Ecological Impact Assessment. June 2024. Darwin Ecology
- Proposed Site Plan 011:P:00. Dec 2023. The Old Brushworks

Protected Habitats/Species
We welcome the ecological assessments submitted in support of the application and note the presence of common pipistrelle bat roosts within the building. The proposals will therefore result

in the loss of a bat roost. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and as such are a material consideration within the planning consultation process. A number of suitable mitigation and enhancement measures have been included in the EIA (2024 Darwin Ecology) namely the inclusion of 2 ridge tile crevice features along the main ridge together with an integrated bat box. However, details of the locations of these features have not been included on the technical drawings.

In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The proposed mitigation measures must therefore be included on the technical drawings and reviewed by the LPA's ecology team prior to determination of the application.

Please note that the roof space of 7-9 Nethercote Hill is used as a bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. **The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission**.

Biodiversity
Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

We note that a number of measures have been included in section 7 of the Ecological Impact Assessment (June 2024 Darwin Ecology) to include an integrated bat box together with bird nesting boxes on site.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date