Wiltshire Council

The Conservation of Habitats and Species Regulations 2017

Notice of Approval of Regulation 77 Application

Application Reference Number: PL/2023/04826

Decision Date: 25 February 2025

Applicant:	South Coast Holdings Ltd c/o 13 Washington Road, Westbury Trading Estate, Westbury, BA13 4JP
Particulars of Development:	Proposed conversion of one existing barn (barn A) to create 3 small dwellings houses with associated parking and amenity.
At:	Biss Farm Yard, West Ashton Road, West Ashton, BA14 6DQ

In accordance with its powers under the above Regulations, the Council hereby APPROVE the development set out above. This is subject to the development being carried out in accordance with the details submitted, which comprise the following:

Attached to this decision notice is the 'Appropriate Assessment' which has determined that the development will not adversely affect the integrity of European site(s) [subject to appropriate mitigation.

Informatives: (1)

1 **Plan list**

-Abbas Ecology - Bat Preliminary Roost Assessment
-Habitats Regulation Assessment
-Location plan (A17 22 44 S01 Rev A)
-Existing Block Plan (A17 22 44 S02 Rev A)
-Existing Floor and Roof Plan (A17 22 44 S03)
-Existing north and South Elevations - Barn A (A17 22 44 S05)
-Existing East, West Elevations and Section Barn A (A17 22 44 S06)
-Existing and Proposed Detail Sections Barn A (A17 22 44 P09)
-Proposed Block Plan (A17 22 44 P01 Rev C)
-Proposed East, West Elevations and Section - Barn A (A17 22 44 P06)
-Proposed North and South Elevations Barn A (A17 22 44 P05)
-Proposed Floor and Roof Plan (A17 22 44 P02)

INFORMATIVE

s106

This approval is granted subject to the implementation of the necessary mitigation measures during the works, secured by and set in the s106 (Dated: 25 February 2025)

Bats

There is a low risk that bats may occur at the Development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new 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.

Attached to this decision notice is the 'Appropriate Assessment' which has determined that the development will not adversely affect the integrity of European site(s) subject to appropriate mitigation

Parvis Khansari **- Corporate Director, Place**