

## Wiltshire Council Planning Consultation Response

### ECOLOGY

**Officer name:** Mary Holmes MCIEEM

**Date:** 27/01/2026

**Application No:** PL/2025/09794

**Proposal:** Proposed loft conversion to create additional bedroom, ensuite and gym and fenestration alterations

**Site Address:** Clevancy House, Clevancy, Hilmarton, Calne, SN11 8ST

**Case Officer:** Audrey Lo

### Householder Planning Application

#### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input type="checkbox"/>            | Condition (no objection subject to conditions) |
| <input checked="" type="checkbox"/> | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input type="checkbox"/>            | HRA                                            |

#### Further Information Required

|    | Issue | Policy/Legislative Compliance | Date information requested & Further information required                                                                                                                                                                                                                                                                   | Satisfactorily addressed (Document & Date) |
|----|-------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1. | Bats  | Habitat Regulations           | 27/01/2026. The new bat loft details/design/specification must be shown on architects drawings.<br><br>The new bat loft design must align with the details including within the submitted Preliminary Roost Assessment for Bats and Nesting Birds and Nocturnal Bat Survey Report (Cotswold Environmental, September 2025). |                                            |

**The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please note: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.**

#### Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial)

of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Preliminary Roost Assessment for Bats and Nesting Birds and Nocturnal Bat Survey Report (Cotswold Environmental, September 2025).

### **Bats**

The loft of Clewancy House contains a maternity roost (maximum counts of 116 bats) for Natterer's bats. The main access point was slip/apex at the apex of the north-west gable end. The roost is classed as of high conservation importance.

The proposed development (loft conversion) will destroy the existing maternity roost and a European Protected Species Bat Mitigation Licence will be obtained. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning consultation process.

Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development must be submitted as part of the proposal including where the compensation bat void will be located and the design and specifications. This detail must be shown on the architects' drawings to ensure the design can be incorporated into the building.

***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 information outlined above must therefore be submitted and reviewed by the LPAs ecology team prior to determination of the application.***

### **Biodiversity Net Gain**

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as:

- the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

*Note to case officer:* you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

### **Core Policy 50**

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 193d). Small scale enhancements can be secured via a planning condition.

### **Planning Conditions/Informative to include:**

Small scale enhancements

Final sign off – all matters addressed:

| Ecologist | Date |
|-----------|------|
|           |      |