

LUS24212

Date: 10/02/2026

Saara Sharman

Latimer Manor
West Kington
Chippenham
Wiltshire
SN14 7JQ

Dear Saara Sharman,

LUS24212 - Latimer Manor, West Kington, Chippenham, Wiltshire, SN14 7JQ – Compensation for bats

- 1.1 This letter supports the planning application (PL/2025/0845; Wiltshire Council) for the “conversion of three outbuildings, creation of an office block and installation of ground mount solar panels, a swimming pool, pump room and tennis court (referred to as the ‘Proposed Development’ throughout this report). Access will be via a track, which leads to Drifton Hill Road to the south. **Figure 1** shows the Proposed Development.

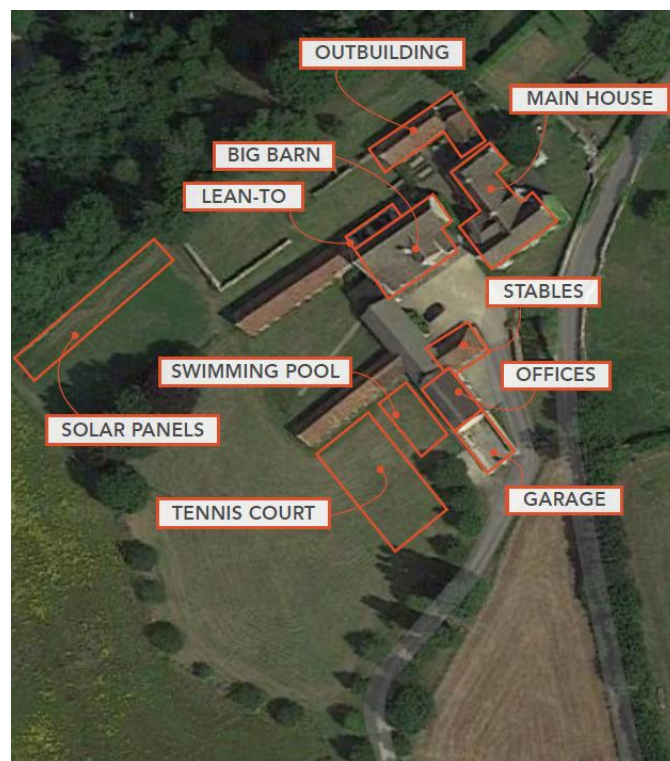


Figure 1: The Proposed Development

- 1.2 The Proposed Development will result in the removal of the habitats within the Site and placement with solar panels and hardstanding. Following a Preliminary Ecological Appraisal (PEA), a full suite of emergence surveys was conducted on the buildings within the Site. The building numbers can be found in **Figure 2**. The bat emergence surveys returned a total of six roosts were present within the Site (**Table 1**).





Figure 2: Building map

Date	Time	Emergence / entry	Species	Roost Number	Building Number
13/05/2025	21:26	Emergence	Soprano pipistrelle	R1	B1
13/05/2025	21:29	Emergence	Lesser horseshoe	R2	B2
	21:43				
05/06/2025	22:36	Entry	Serotine	R3	B2
13/05/2025	21:49	Entry			
13/05/2025	21:34	Emergence	Common pipistrelle	R4	B2
05/06/2025	21:37				
	21:46				
05/06/2025	21:57				
05/06/2025	21:47	Emergence	Common pipistrelle	R5	B4
04/09/2025	20:22				
13/05/2025	20:57	Emergence	Common pipistrelle	R6	B5
	21:24				
	21:25				

Table 1: Dates and times of all emergences/re-entries

1.3 Mitigations and compensations have been agreed with the Applicant for the loss of lesser horseshoe, serotine, soprano pipistrelle, and three common pipistrelle roosts, including the following features:

- Recreation on a like-for-like basis of the lost lintel features of **R5** and **R6** into the second-floor window of **B4**, facing south, for common pipistrelle to use as a day roost (**Figures 3** and **4**). This will utilise wood and metal to create a crevice approximately 30cm in length. The existing roof void behind the new feature will remain accessible to bats.



- Compensation for **R2** through the installation of a bat loft with letterbox access into the roof of **B4** for lesser horseshoe bats to use as a day and night roost (**Figures 5 and 6**). This will be constructed of wood. There is an existing floor within the structure, which will be utilised for the base of the bat loft.
- Compensation for **R1** and **R4** through the installation of two lifted tiles (facing south or west) within the newly constructed roof of **B2** for common pipistrelle and soprano pipistrelle (**Figure 7**).
- Compensation for **R3** through the installation of a Schwegler 2F bat box onto a nearby tree suitable for supporting serotine bats (**Figure 8**). This will be positioned facing west, at least 4m in height. The chosen location is on the nearest suitable tree to the existing roost.

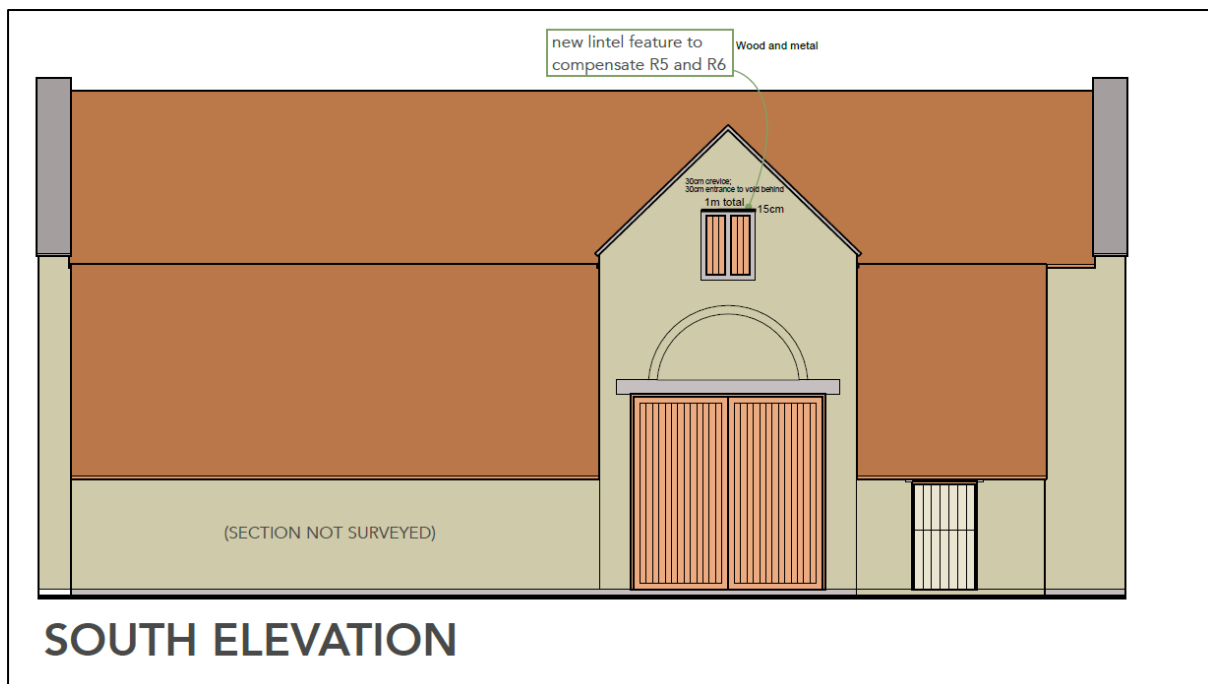


Figure 3: Location and characteristics of lintel feature (southern elevation)



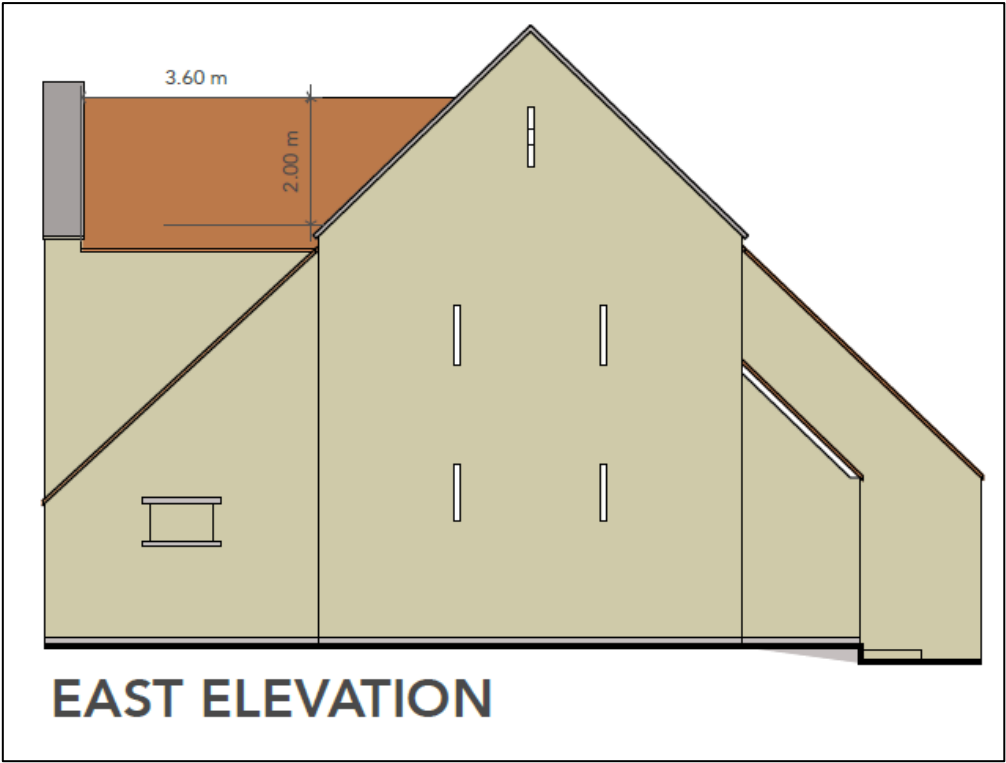


Figure 4: Dimensions of the existing roof void

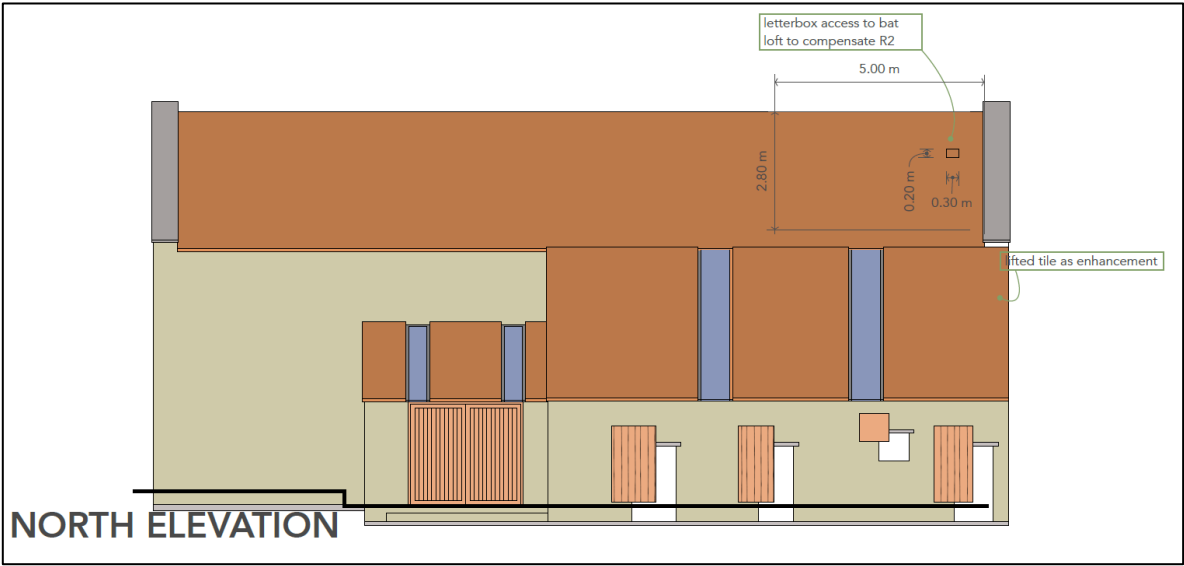


Figure 5: Location and characteristics of bat loft (northern elevation)



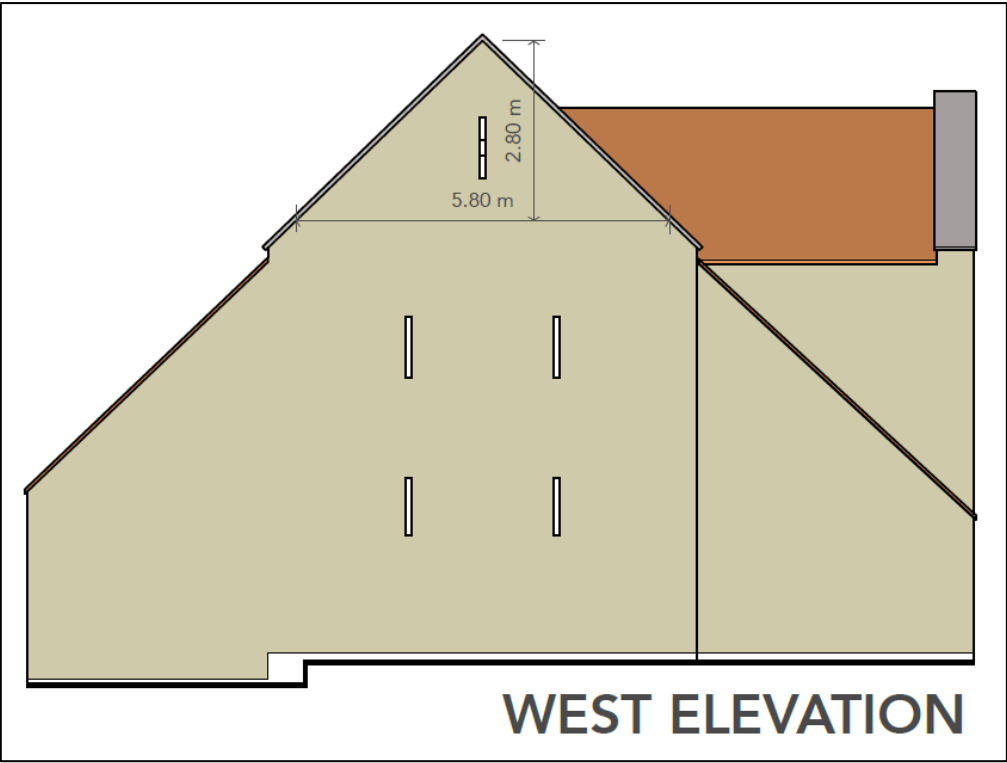


Figure 6: Location and characteristics of bat loft (western elevation)

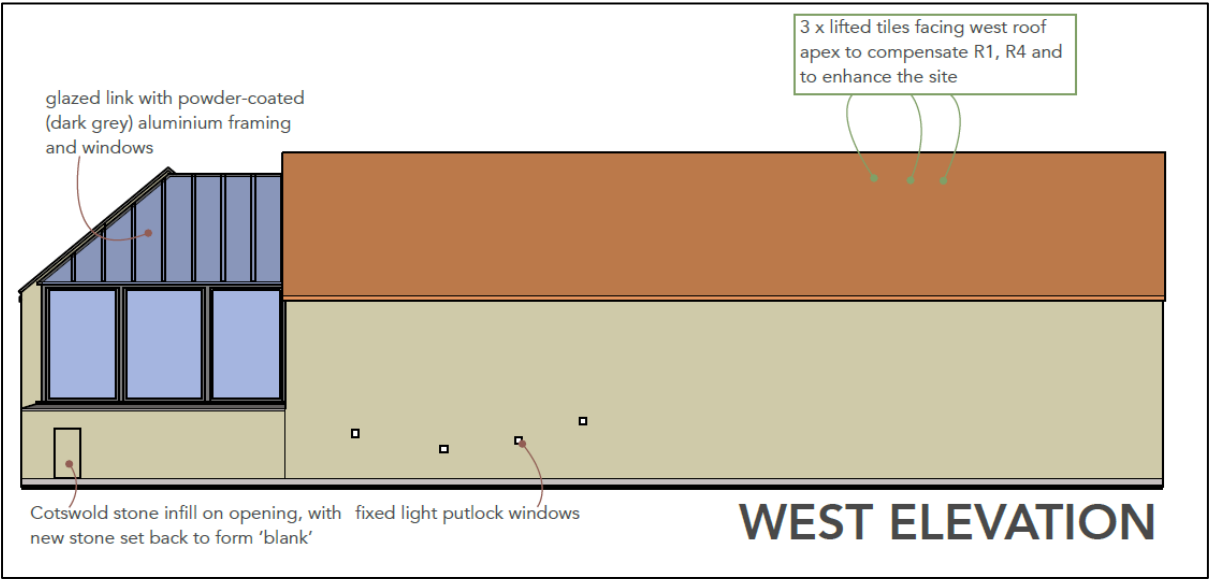


Figure 7: Location of three lifted tiles





Figure 8: Location of the compensatory bat box

- 1.4 By implementing the above features, all bat roosts within the Site will be compensated, with the compensations being equal in size, type, materials, and overall characteristics of the existing roosts. As such, there will be no significant impact on roosting bats and the development will be able to proceed lawfully and in-line with survey and mitigation guidelines.

Yours sincerely,

Jenn Senft

Consultant Ecologist, Luscinia Ecology

