

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 15/04/2026

Application No: PL/2026/01841 & PL/2026/02025

Proposal: Proposed internal and external alterations to hotel to include demolition of single storey toilets and associated works

Site Address: 47 The Bell House Hotel, Bell House Hotel, High Street, Sutton Benger, SN15 4RH

Case Officer: Peter Crozier

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☐	Condition (no objection subject to conditions)
☒	Objection - further information required
☐	Objection in principle
☐	HRA

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Ecological Impact Assessment	CP50; W&CA; NPPF; Habs Regs	15/04/2026. Updated ecology assessment based on development description as submitted for planning. In particular: Impacts/disturbance to bats Impacts on Swifts	NO.
2.	Biodiversity Net Gain	Environment Act	15/04/2026 Assessment of whether BNG is applicable.	NO.

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.

Ecology & Biodiversity Net Gain Assessment (BNGA) Report (ABR Ecology, 12th February, 2025).
Planning Design & Access Statement (LP Planning, March 2026).
Site Plan. Drwg.11. (Artel 31, October 2025).

The Ecology & Biodiversity Net Gain Assessment (BNGA) Report detailed above has been prepared in support of a different development scheme which includes new dwellings and habitat loss. The current development proposal submitted for planning relates solely to internal and external alterations to existing buildings, with demolition limited to a single-storey building, no habitat loss and no change of use.

The applicant's ecologist will therefore need to revisit the proposals and submit an updated ecology report. In addition, the ecologist will also need to assess whether mandatory Biodiversity Net Gain is applicable, and if necessary, submit the relevant Biodiversity Net Gain Metric and associated information.

Please note, the Council has records of Swift nesting in the building so this will also need to be addressed.

Bats are afforded stringent protection under the Conservation of Habitats & Species Regulations 2017 (as amended). Bats and their roosts 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, and shown on development drawings, where bats are present, or likely to be present.

Biodiversity Net Gain

To be assessed if necessary.

Final sign off – all matters addressed:

Ecologist	Date