

Technical Note – Land at Old Manor Farm, Wedhampton



Our ref: 8853 Old Manor Farm, Wedhampton
Produced by: Louisa Standbrook-Jones MCIEEM

Date: 17/07/26

This technical note has been produced to provide further information following consultee comments for the planning application at Old Manor Farm, Wedhampton (PL/2026/00595) from Wiltshire Council. The consultation response has requested further information prior to determination of the planning application in reference to –

- Bat mitigation and hibernation survey
- Biodiversity Net Gain Assessment

Bat Mitigation

The proposed elevation drawings have been updated to include the required bat mitigation measures, shown in **Appendix A**. This includes the location of access tiles, loft voids and ridge tiles. Barn 4 incorporates a loft void with two access points; these will comprise slate access tiles to reflect the existing slate tiles on the roof. There will be one access tile on the northern roof elevation and one on the southern elevation to provide alternative points of access which will provide access into the central void. An internal bat box will be incorporated into the void to provide a crevice location. The void will be untrussed and lined with bitumen style felt with the void dimensions measuring 12 metres in length, 7 metres in width and 2.7 metres at the apex.

There will be a void above the car port which will incorporate a half ceiling to allow bats to fly through the car port and up into the void. The void will include a hotbox for lesser horseshoe bats and a bat box on an internal wall to create a crevice roost. This will provide an alternative night perch for lesser horseshoe bats and provide a hibernation area. The area above the car port measures 5 metres by 5 metres and 2.5 metres at the apex.

Ridge access tiles will be provided along the roofs of Barns 1 and 2 which will provide a crevice between the tile and the roofing felt. The roof lining will comprise a bitumen style felt.

If during construction a type of breathable membrane is required the product will only be used if it has passed the snagging propensity test and has been certified by Natural England, as required by the European Protected Species Mitigation Licence.

Hibernation surveys have not currently been completed on the site and will be carried out to inform the licence application. The current surveys have not recorded any evidence of a significant hibernation roost, with activity across the site indicating low numbers of bats present. The mitigation within the development has therefore been designed to accommodate replacement hibernation sites with the new roosts reflecting the existing roost conditions. The proposed construction works will be undertaken outside the hibernation period.

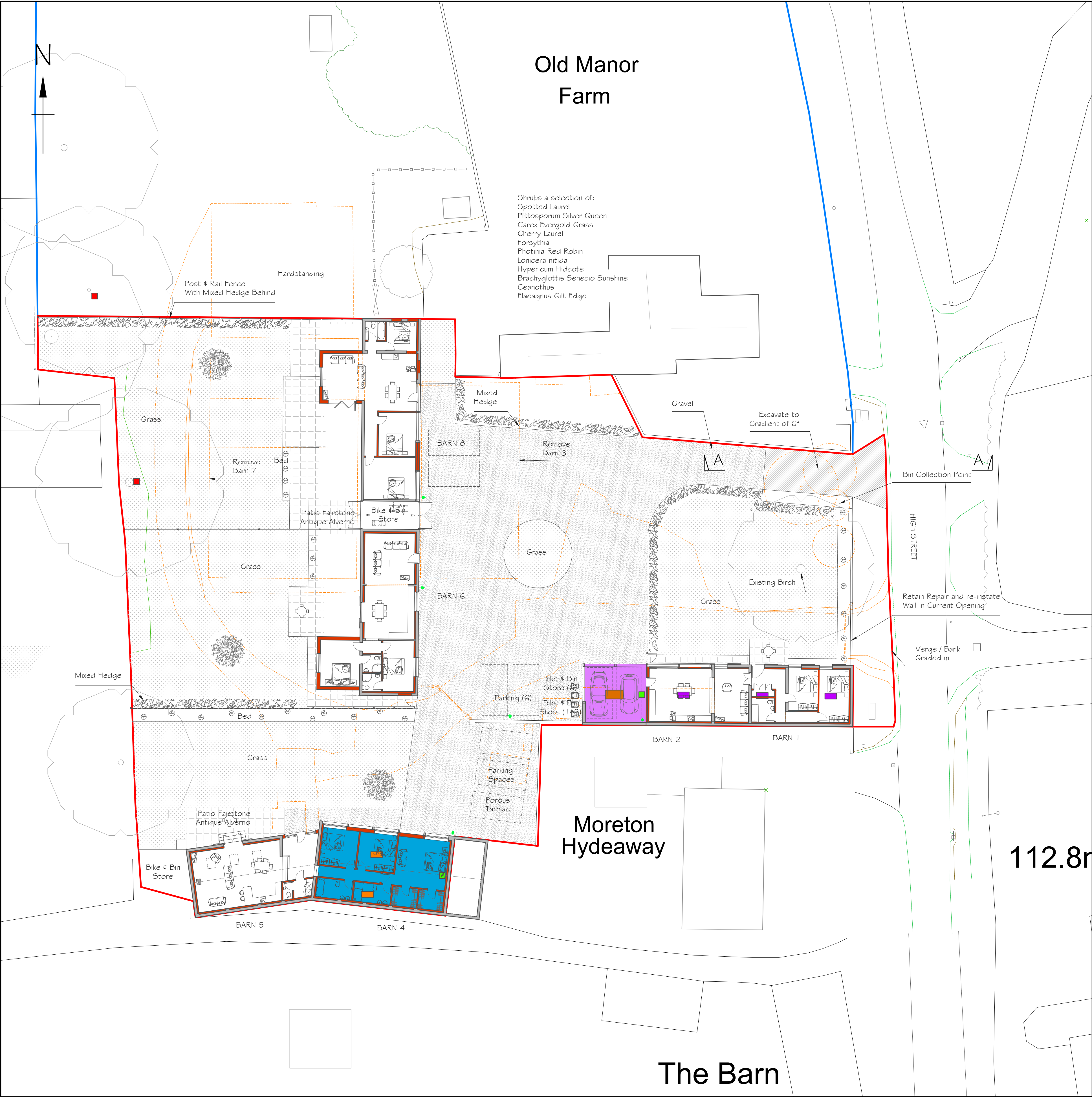
Update BNG assessments to align with Surrey LNRS

The Biodiversity Net Gain Assessment has been updated to reflect the latest proposals and the red line of the application, which now includes the highway verge. This has been provided alongside this technical note alongside the condition assessment sheets.

References

Pro Vision (2025) Old Manor Farm, Wedhampton, Ecological Assessment

Appendix I: Proposed Plans



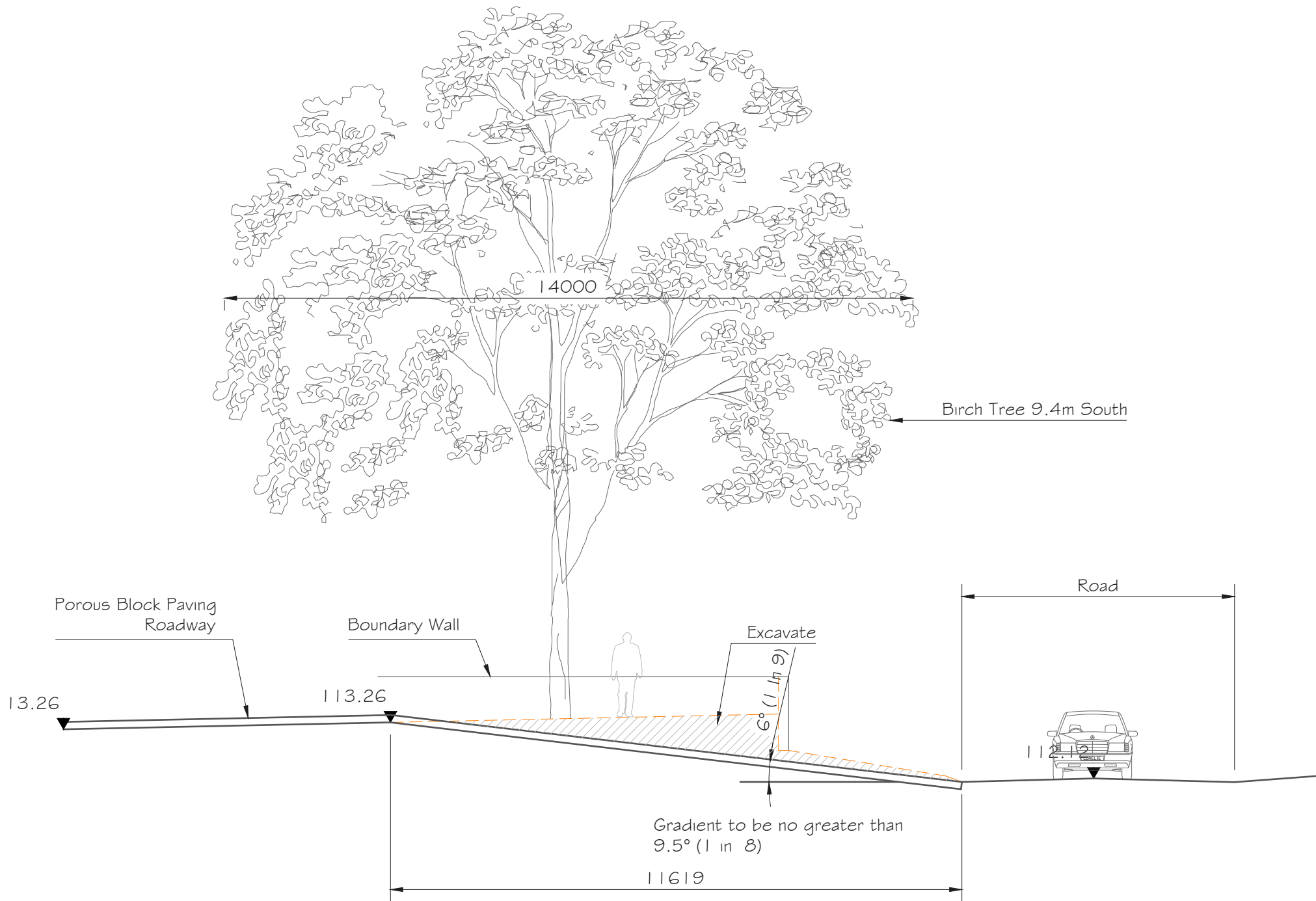
Old Manor Farm

Shrubs a selection of:
Spotted Laurel
Pittosporum Silver Queen
Carex Evergold Grass
Cherry Laurel
Forsythia
Photinia Red Robin
Lonicera nitida
Hypericum Hidcote
Brachyglottis Senecio Sunshine
Ceanothus
Elaeagnus Gilt Edge

Moreton Hydeaway

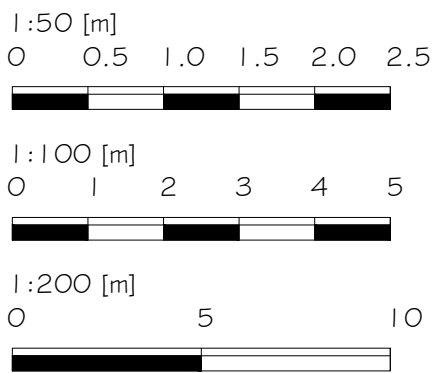
The Barn

SITE PLAN
Scale 1:200



SECTION A-A
Scale 1:100

LEGEND	
	To Be Removed
	Internal Bat Box
	Temporary Roosting Provision
	Ridge Access Tile
	Bat Access Tile Into Void
	Lesser horseshoe hot box mitigation roost
	Brown long-eared and serotine mitigation roost
	Natteries and brown long eared mitigation roost in car port



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Client

RAW PLANNING

Job Title

CONVERSIONS AT:
WEDHAMPTON

Drawing Title

PROPOSED SITE PLAN

Scale

A5 SHOWN

Date

14/07/2026

Drawn

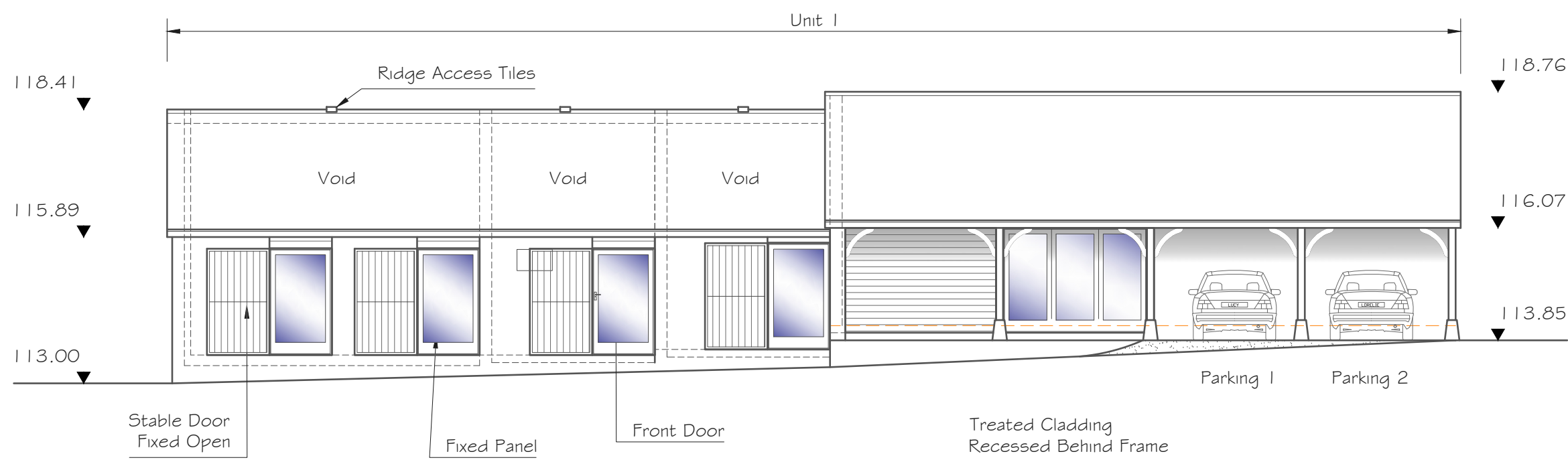
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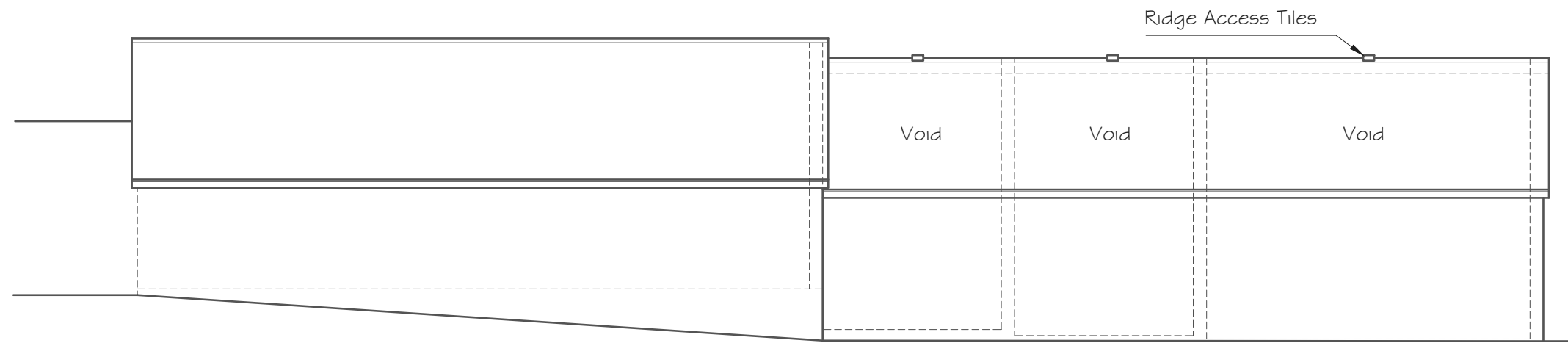
1560-09

Rev

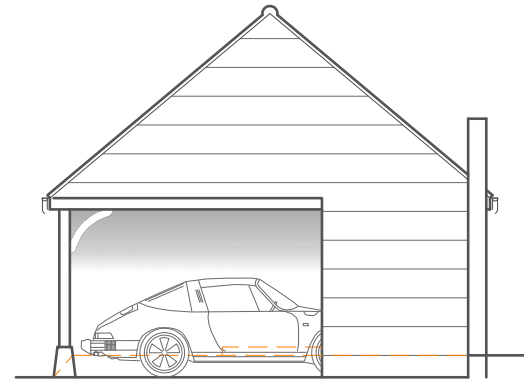
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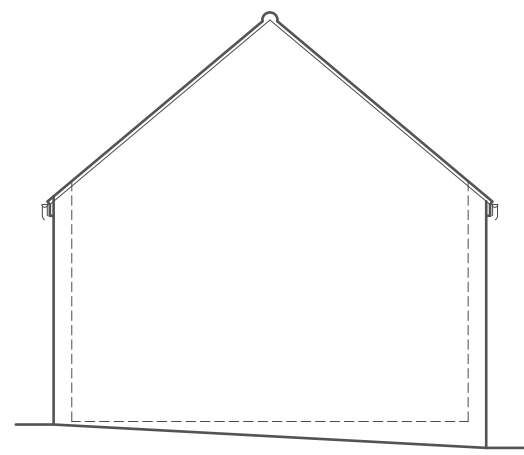
FRONT ELEVATION
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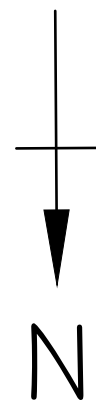
REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

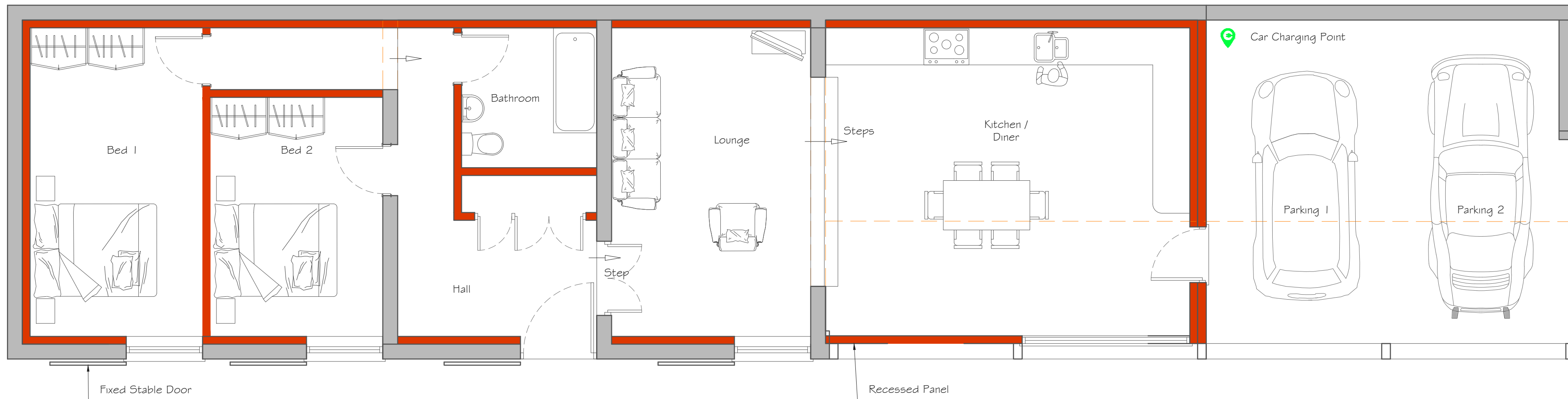


SIDE ELEVATION
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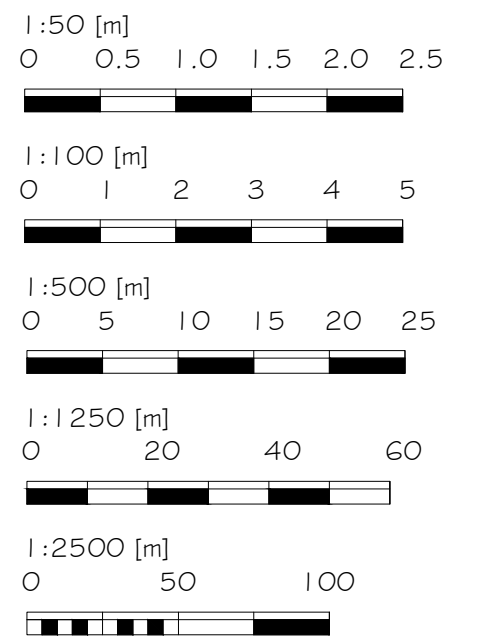
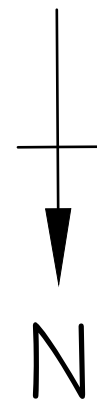


ROOF PLAN
Scale 1:100

- Existing Walls
- Proposed Walls
- Remove Walls



GROUND FLOOR PLAN
Scale 1:50

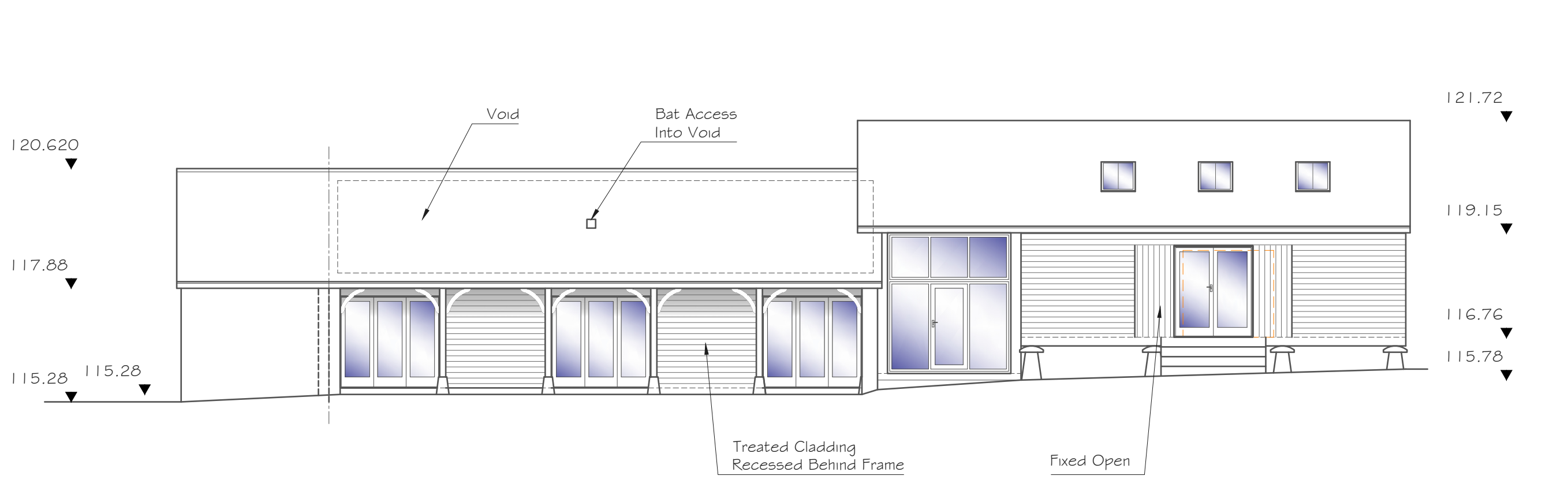


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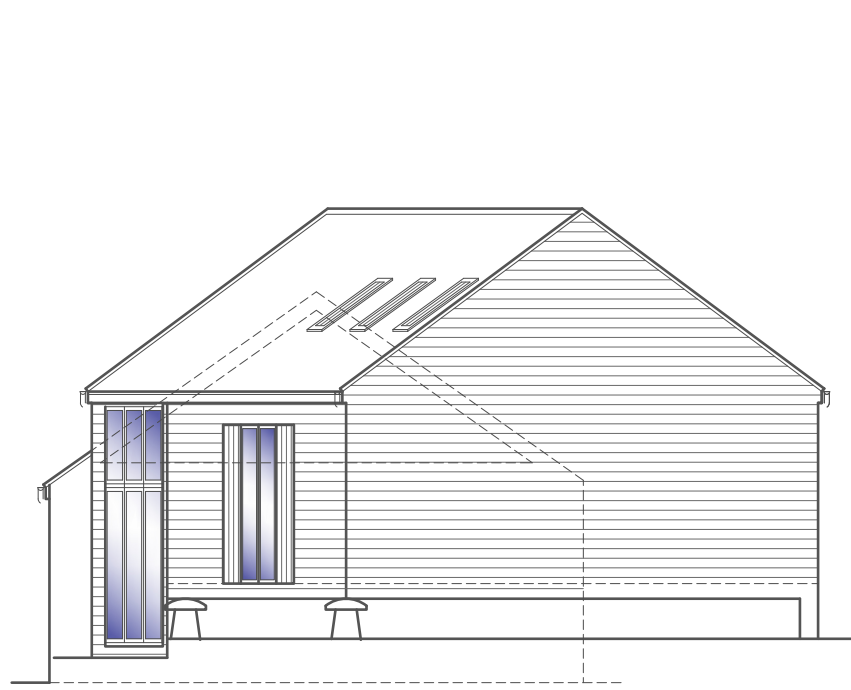
59 Barrow Close
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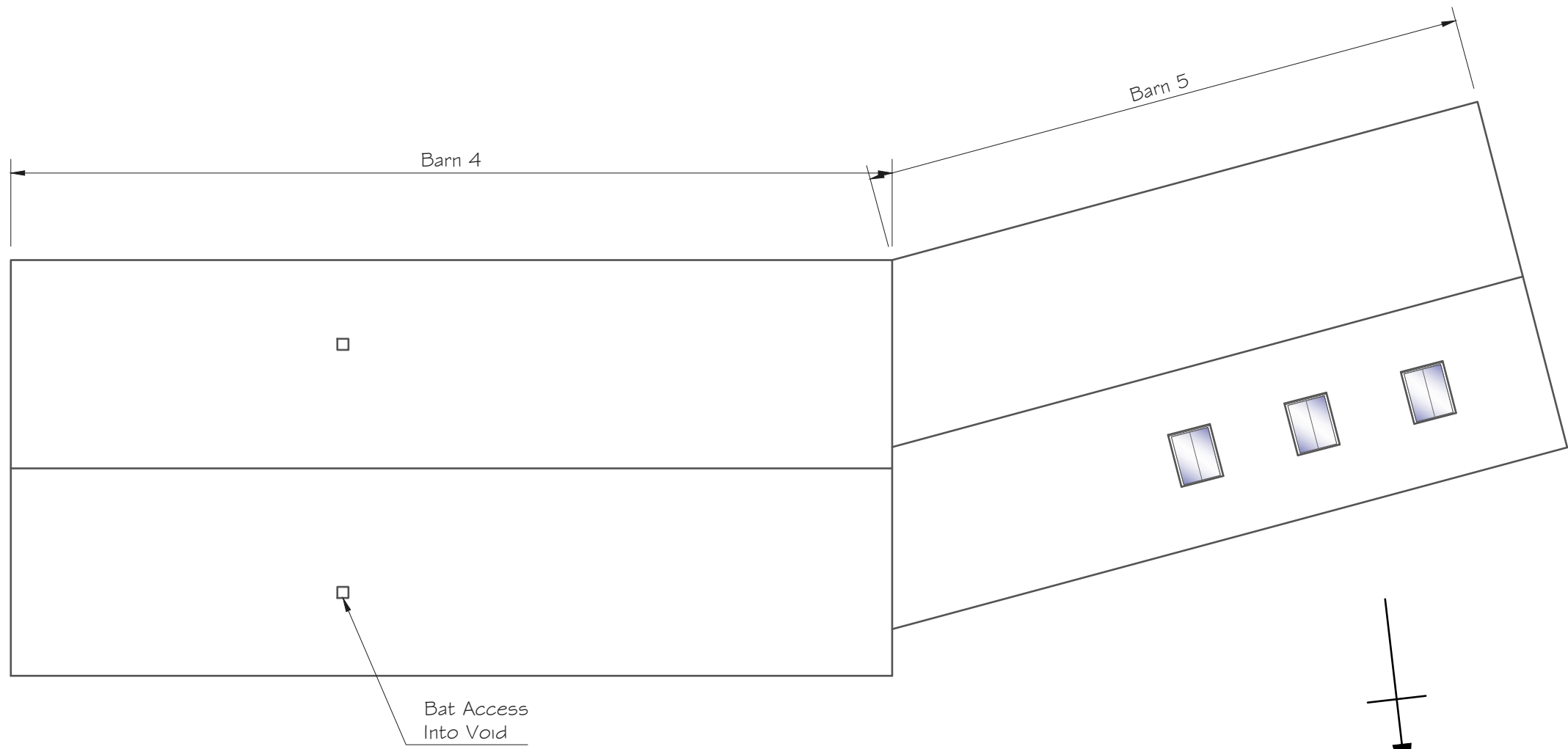
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RAW PLANNING	
Job Title	
CONVERSIONS AT: WEDHAMPTON	
Drawing Title	
BARN 1 & 2 PROPOSED ELEVATIONS AND PLANS	
Scale	
AS SHOWN	
Date	09/07/2026
Drawn	AD
Drawing No.	1560-06
Rev	F



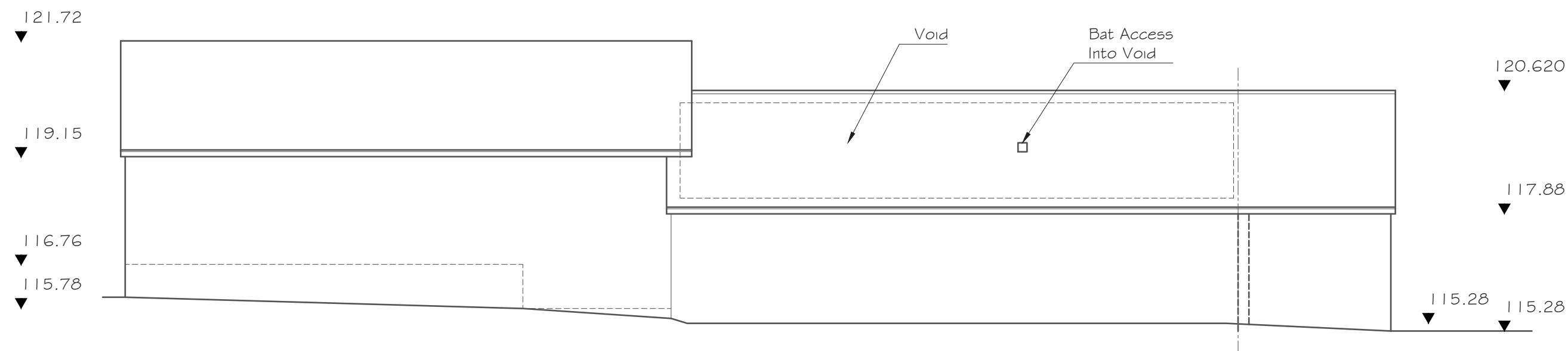
FRONT ELEVATION
Scale 1:100



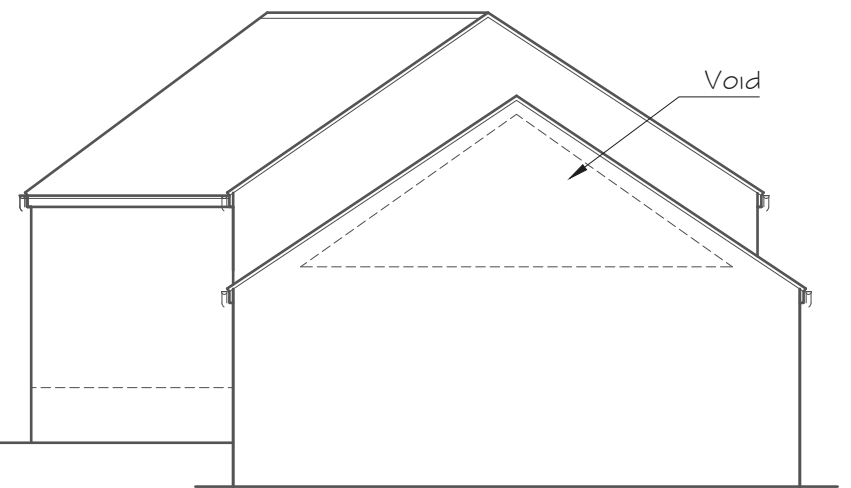
SIDE ELEVATION
Scale 1:100



ROOF PLAN
Scale 1:100



REAR ELEVATION
Scale 1:100

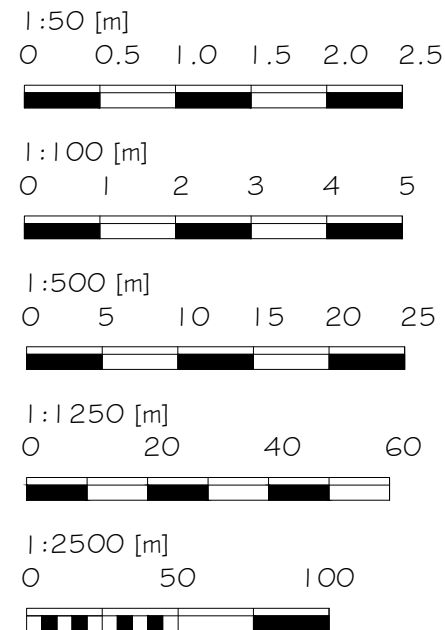


SIDE ELEVATION
Scale 1:100

- Existing Walls
- Proposed Walls
- Remove Walls



GROUND FLOOR PLAN
Scale 1:50



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CONVERSIONS AT:
WEDHAMPTON

Drawing Title

BARNs 4 & 5
PROPOSED ELEVATIONS AND PLANS

Scale

AS SHOWN

Date

09/07/2026

Drawn

AD

Drawing No.

1560-07

Rev

F