

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	16/04/2026 27/07/2026
Application number:	PL/2025/02811
Proposal:	Change of use from agricultural to a 1 No. holiday-let unit with associated works
Site address:	Manor Farm, Lower Road, Erlestoke, Devizes, SN10 5UE
Case officer:	Lucy Rutter-Dowd

Recommendations:

	No Comment
	Support
	No objection
	Condition (no objection subject to conditions)
x	Objection - further information required
	Objection in principle
	HRA completed/required

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Bat Mitigation	Habitat Regulations, CP50, NPPF	Detailed bat mitigation	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant 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: When resubmitting a revised document, ALL changes must be highlighted to enable review.

I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Updated Bat Survey. September 2024. Chalkhill Environmental
- New Bat Roost Access Sketch 22-03.08-SK01. August 2024. LBC & Planning
- Proposed North East Elevation 22-03.02-P21C. August 2024. LBC & Planning
- [Bat Activity Surveys. 2023. Chalkhill Environmental](#)
- [Proposed Roof Plan 22-03.02-P12B. August 2024. Chalk](#)

Protected and Notable Species/Habitats

A Bat Survey Report and Bat Activity Survey have confirmed bat use of the site. Bat use includes roosting by Lesser horseshoe bats in building 9 with current access to the roosting space through building 3 with a warming up area in building 2.

It is understood that roosting occurs in building 9 and access will be restricted with the proposed developments into residential tourist accommodation. Access from building 3 and access into building 2 will be removed with new access provision proposed in building 9 but within the passageway of building 8 which is subject to a separate planning application.

The Proposed Roof Plan submitted in support of the application does not include details of the length width and height of the retained bat roost which should also be included to be secured as part of any permission granted.

Plans demonstrating the retention of the bat roost have been provided, however the location and details of the proposed new access point have not been submitted. There are concerns with the proposed new access as this will fall within the passageway of building 8 which is not part of this application and is subject to a different application, therefore the access provision cannot be secured as part of this application as relates to a separate building.

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, and shown on development drawings, where bats are present, or likely to be present.

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.

In order to progress this application, details of the proposed location, design and size of the access points for bats is required on technical drawings. This access point will also need to be secured within this application and therefore cannot be within a separate building that is the subject of a separate application. We would be happy to discuss this further with the applicant.

No information has been submitted in relation to nesting birds or whether they may be affected by the proposals. Any impacts to nesting birds must be appropriately mitigated to ensure there is no net loss of biodiversity as a result of the development and could be included to ensure a net gain.

BNG

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 the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
-------------------------	------