

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------|
| <b>Officer name:</b>       | Jenna Buss                                                                                |
| <b>Date:</b>               | 30/07/2026                                                                                |
| <b>Application number:</b> | PL/2026/01214                                                                             |
| <b>Proposal:</b>           | Proposed loft space conversion including dormer windows & associated internal alterations |
| <b>Site address:</b>       | Dove Cottage, Axford, Marlborough, SN8 2EX                                                |
| <b>Case officer:</b>       | David Cox                                                                                 |

### Recommendations:

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

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.

### Further Information Required:

|   | Issue          | Policy/Legislative Compliance | Date information requested & Further information required | Satisfactorily addressed (Document & Date) |
|---|----------------|-------------------------------|-----------------------------------------------------------|--------------------------------------------|
| 1 | Bat mitigation | Habitat Regulations           | Bat mitigation on technical drawings                      |                                            |

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.

The following submitted documentation was reviewed to inform this response:

- Emerging Bat Survey Report. July 2026. Greenspace Ecological Solutions
- Proposed Plans, Elevations, Section Block and location Plan. January 2024. Tuttle Architectural Services.

### Protected and Notable Species

The building is confirmed as a bat roost for brown long eared bats in low numbers as confirmed by the eDNA sampling and emergence survey undertaken.

The proposal will result in the loss of a bat roost. 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.

A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology, sufficient information has been provided to ensure that favourable conservation status of bats can be maintained should the application be approved.

The Ecological Report proposes mitigation comprising retention of the bat roost within the loft space, maintaining access via the roof void and tiles, together with the provision of a bat box within the site. However, these mitigation measures are not reflected on the submitted plans. Furthermore, the proposed drawings indicate that the loft space would be converted to habitable accommodation, which appears incompatible with the retention of the bat roost as described in the report.

Clarification is therefore required regarding the proposed bat mitigation strategy. Revised plans should clearly demonstrate how the bat roost will be retained and safeguarded, including the location and specification of all mitigation measures, to ensure their delivery and long-term effectiveness.

Additional ecological enhancements included within Section 7 of the Emerging Bat Report are welcomed and should be implemented within the scheme design also.

### **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.

### **CONDITIONS:**

**To be finalised once additional information has been submitted.**

### **Final sign off – all matters addressed:**

|                         |      |
|-------------------------|------|
| Ecologist<br>Jenna Buss | Date |
|-------------------------|------|