

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 20/08/2026

Application No: PL/2025/05316

Proposal: Conversion of barn to provide ancillary accommodation to the main house and access road alterations

Site Address: Hundred Acres Farm, Sopworth, SN14 6PP

Case Officer: Isobella Wise

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.				

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.

- Biodiversity Net Gain Pre-development Plan: Baseline Map. Drwg. No. 5398/67 (Clark & Maslin, Jun 2025).
- Biodiversity Net Gain Post - development Plan: Baseline Map. Drwg. No. 5398/68 (Clark & Maslin, Jun 2025).
- Bat Technical Note-29th April (ACD Environmental).
- Dusk Emergence Survey for Bats report (All Ecology, June 2026).

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG).

The Biodiversity Gain Plan Condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation completed by Ian Maslin on 11/07/2025 confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	1.33 Habitat units
	0 Hedgerow units
	0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Planning Conditions

ECO. 1

The development will be carried out in strict accordance with the following:

- Section titled 'Mitigation' in the Dusk Emergence Survey report for Bats (All Ecology, June 2026)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

ECO. 2

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by wildlife.

Informative Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year.

Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Final sign off – all matters addressed:

Ecologist	Date
Mary Holmes	20/08/2026