

FAO: Toby Bartholomew

19th November 2025

Re: Ecological Impact Assessment at 1 High Street Ramsbury, Marlborough

Introduction and Purpose of the Report

This Ecological Impact Assessment has been produced by Ethos Environmental Planning (Ethos) on behalf of Toby Bartholomew and provides details of the structure inspection for bats at 1 High Street Ramsbury, Marlborough. The site is located in Ramsbury, Marlborough (Central Grid Reference SU 27537 71561), as shown in Figure 1.

Development proposals comprise the internal renovation of the existing structure on site and the conversion of the existing loft void, as shown in Figure 2. The structures inspection was undertaken to assess the structure's potential to support roosting bats and identify the need for further targeted bat surveys or mitigation for bats and birds. A general assessment for protected species was also undertaken.

Methodology

Habitats

The habitats on site were assessed for their suitability to support foraging and commuting bats. This assessment was also contextualized through examination of suitable habitat and features in the wider landscape and possible flight-lines across the proposed site following natural linear features – such as hedgerows.

Preliminary roost inspection

Physical external and internal inspections of the buildings were undertaken on 9th September 2025 using the equipment described below to assist the inspection.

The physical search includes a search for live animals and a search for other signs that give an indication of past or present occupancy as outlined below. In the case of bats, typical indicators include droppings (which are characteristic and can often be speciated or at least be indicative of species type), signs of staining, urine splashing, characteristic odours, and accumulations of discarded prey remains.

Surveyors

The preliminary roost inspection was undertaken by Sarah Forsyth MSc BSc (Hons) MCIEEM, Principal Ecologist at Ethos, and Sophie Thompson MSc BSc (Hons) ACIEEM, Assistant Ecologist at Ethos. The surveyors have over fifteen years of experience between them and are considered suitably qualified

to conduct the assessment. The structure was fully accessible and there were no limitations to the assessment.

Survey results

Habitats

The site comprises a single small structure with associated residential garden and is set in an urban area, surrounded by residential areas. Notable areas suitable for commuting and foraging bats include the River Kennet, which is 100m south of the site. Overall, the site is assessed to contain very low value to bats.



Photo 1 Front of the building



Photo 2 Garden to the rear of structure

Structure inspection

There is a single building on site, which comprised of a small unoccupied commercial store as part of Ramsbury High street. Externally, the structure was constructed of clay brick with concrete breeze blocks present on the eastern elevation. The roof comprised of a pitched roofing structure with composite roofing tiles, lead flashing and clay brick chimney. A small cat slide with corrugated asbestos panelling was noted on the southern aspect of the structure. A wooden door was present on the first floor of the structure on the eastern elevation with a pulley system comprising of steel supports. Externally the structure was assessed to be in good condition with no potential roosting features identified. External photographs are shown in Photos 3-5 below.



Photo 3 Rear of the structure



Photo 4 Eastern elevation



Photo 5 Front of structure

Internally the structure comprised of two internal voids, the ground floor which was the old store and the first floor which was a large floor to ceiling void with no loft present. Internally the structure was subject to high levels of light spill from the windows. **No evidence of roosting bats was identified** externally. No external features suitable for crevice-dwelling bats were identified. Overall the structure was assessed to have negligible potential to support roosting bats.



Photo 6 First floor ceiling



Photo 7 Door on eastern aspect



Photo 8 Ground floor internals



Photo 9 Ground floor internals

Assessment and Mitigation

The building is assessed to contain negligible potential for roosting bats. No further survey or mitigation in relation to bats is required as part of the development.

The results of the survey are valid for up to two years, after which an updated structure inspection may be required to determine whether conditions on site have changed.

Timing constraints relating to the presence of breeding pigeons will need to be considered, with works timed to avoid the breeding bird season (March-August inclusive) and birds excluded from entering the building.

Biodiversity Net Gain

The site does not contain any habitats and consists entirely of developed land; sealed surface. Therefore, the development is assessed to be exempt from BNG requirements.

Conclusion

The development proposals comprise the renovation and conversion of the existing structure. Overall, the existing structure was assessed as having negligible potential to support roosting bats. As a result, the development proposals are highly unlikely to impact roosting bats and therefore no further surveys or mitigation for bats is required.

Yours sincerely,

Kane Burchill,
Principal Ecologist,
Ethos Environmental Planning



Figure 1 Site Location

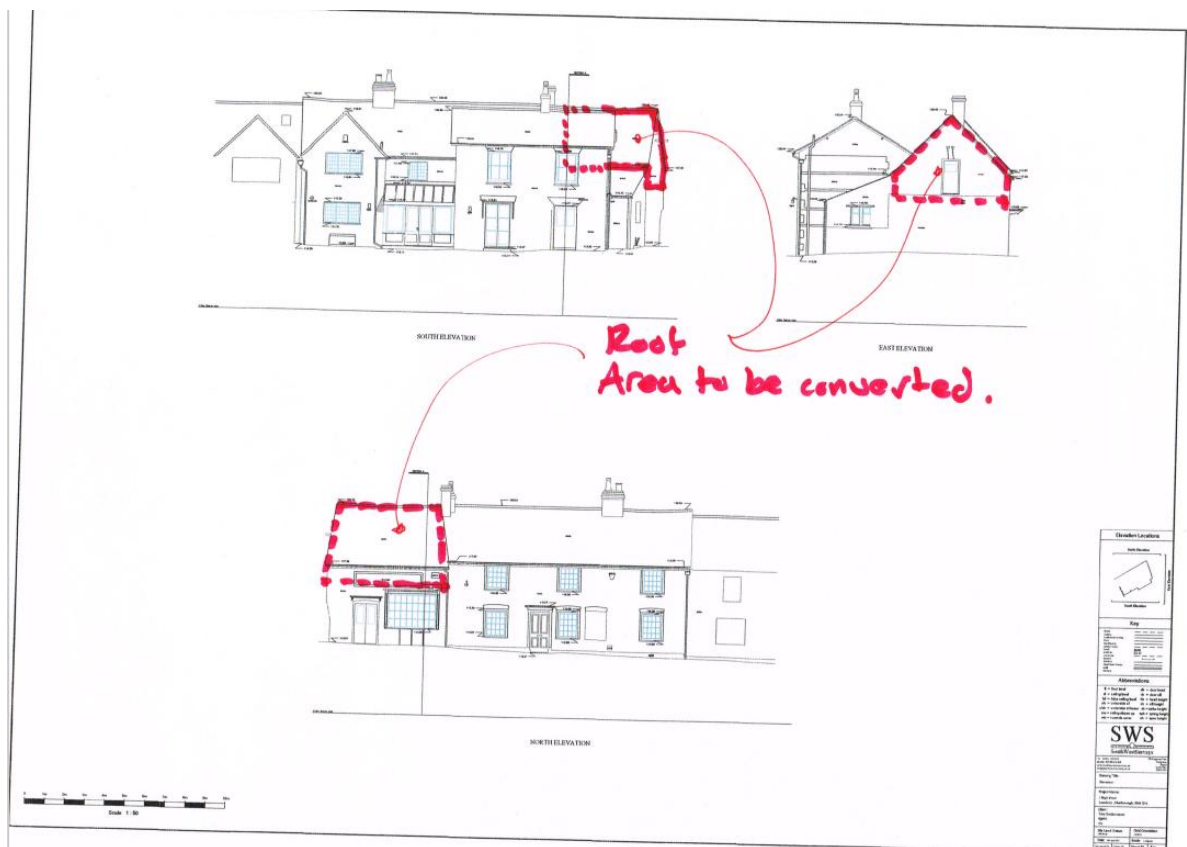


Figure 2 Proposed Site Plan