

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	12/02/2026
Application number:	PL/2026/00104
Proposal:	Alterations and extensions to two-storey rear wing
Site address:	Knypersley, 79 High Street, Ramsbury, Marlborough, SN8 2QN
Case officer:	Brook Bishop

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA required

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

Information considered:

- Heritage/Design and Access Statement, DRA Architects, undated
- Existing elevations, 24591_5_Elevations.dwg, RJM Surveys, June 2024
- Existing elevations, 24591_6_Elevations.dwg, RJM Surveys, June 2024
- Proposed elevations, PL-201, DRA Architects, October 2025

The site comprises a terraced house where it is proposed to demolish single and double storey sections – the sections to be removed comprise single-storey curved bays, and a double-storey curved bay at the end of an existing extension. The rear garden backs onto the River Kennet, with grassland, scrubby habitat and trees further south, and residential properties in all other directions.

COMMENTS:

Protected and notable species and habitats

Species

The single-storey bays to be removed are flat-roofed with rendered walls, and with a notable amount of glazing. Similarly, the double-storey curved section at the end of the house (to be partially removed) has rendered walls, a flat-roofed section, and features three glazed doors on the lower level, two on the top; this section has multiple windows on each side. These sections to be demolished appear largely to be in good condition, subject to internal light spill, and overall of low significance with regard to potential bat roosting features. The pitched roof will not be removed.

However, the gable end of the double-storey section does possess a barge board which, if gappy, could provide some bat roosting potential. Nonetheless, as per the proposed elevations, the barge board is to remain mostly, or wholly, unimpacted. The applicant and any workers

should be made aware that should bats, or evidence of bats, be found during the works, all works should cease and a professional ecologist contacted for further advice. Precautions for bats during demolition and construction must be detailed within a Construction Method Statement (CMS), to be secured via a condition.

There is a historic record of water vole associated with the River Kennet to the south of the site. Whilst the works will be set back ~50m from the river, measures must be implemented to ensure the risk posed to water vole and other species remains minimal – these measures should be included within the CMS.

In line with NPPF and with CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. A plan showing the details and locations of biodiversity enhancements – such as bat and bird boxes [NB. there are swift records locally] – should be secured via a condition.

Habitats

The River Kennet borders the south of the site (though is 50m from the existing dwelling/construction area). On the opposite bank of the river is Mill Lane Meadow County Wildlife Site (CWS), with Ramsbury Meadow WWT Reserve to the east (and 120m east of the application site boundary). The site is therefore well-connected to ecologically sensitive areas and habitats. The aforementioned Construction Method Statement must include precautionary working measures to avoid adversely affecting these habitats, such as measures to control light, noise, dust, and run-off pollution.

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 it 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.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

CONDITIONS:

1. Construction Method Statement

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to the river, local wildlife sites, bats and water vole. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

2. Enhancements for Biodiversity

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

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.

Informative – Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
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