

## Wiltshire Council Planning Consultation Response

### ECOLOGY

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| <b>Officer name:</b>       | Jessica Cracknell                                                                |
| <b>Date:</b>               | 20/03/2026                                                                       |
| <b>Application Number:</b> | PL/2026/00995                                                                    |
| <b>Proposal:</b>           | Extension to Bungalow and removal of S52 agreement in relation to K/14481 (1989) |
| <b>Site Address:</b>       | The Bungalow, Whittonditch House, Ramsbury, Marlborough, SN8 2PZ                 |
| <b>Case Officer:</b>       | David Millinship                                                                 |

### Recommendations:

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/>            | No Comment                                     |
| <input type="checkbox"/>            | Support                                        |
| <input type="checkbox"/>            | No objection                                   |
| <input checked="" type="checkbox"/> | Condition (no objection subject to conditions) |
| <input type="checkbox"/>            | Objection - further information required       |
| <input type="checkbox"/>            | Objection in principle                         |
| <input type="checkbox"/>            | <b>HRA.</b>                                    |

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Bat Emergence Survey and Report. 19 September 2025. Ecological Surveys Ltd. V1 July 2025;
- Preliminary Roost & Nest Assessment. 05 June 2025. Ecological Surveys Ltd. Version 1;
- Proposed Bungalow Site Plan. 15 September 2025. Adam Architecture. Drawing No. 6577-PL03;
- Proposed Bungalow & Garage Remodelling. 06 November 2025. Adam Architecture. Drawing No. 6577-PL07;
- Existing Site Plan. 15 September 2025. Adam Architecture. Drawing No. 6577-PL02;
- Existing Bungalow Elevations. Adam Architecture. Drawing No. 6577-PL05;
- Existing Bungalow Plan. 15 September 2025. Adam Architecture. Drawing No. 6577-PL04;
- Planning and Heritage. February 2026. Lasseter Downie Planning. D5078.

The proposed site does not lie within or adjacent to any sites designated for conservation and there are no areas of significant ecological importance within a zone of influence, it is expected that minor adverse impacts could be suitably mitigated through an appropriate design scheme and timing of works.

### Protected Species

The Bat Emergence Survey and Report confirms that the existing buildings were assessed as having negligible potential to support roosting bats. The site is assessed to offering limited suitability for foraging and commuting bats. The extension to the Bungalow will not require the removal of vegetation considered to be functionally important for bat foraging or commuting. No new lighting has been proposed as part of the development and in the absence of such, it is very likely that the functionality of habitats and their availability to bats will not be adversely affected.

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. Any new lighting should be for the purposes of 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before vegetation clearance begins. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season.

### **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 self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 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.

### **Core Policy 50**

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). Sections 5 and 6 of the Bat Emergence Survey and Report recommends the inclusion of a bird box, including the blackbird nesting mitigation provision. The locations of these features must be provided on site plan/elevation drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development. See condition below.

### **CONDITIONS:**

#### **1. Compliance with submitted documents**

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

- Sections 5 and 6 of the Bat Emergence Survey and Report. 19 September 2025. Ecological Surveys Ltd. V1 July 2025.

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

#### **2. Ecological Enhancements**

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

#### **3. Lighting**

All lighting provided on site shall 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 GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

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

|                          |                   |
|--------------------------|-------------------|
| Ecologist                | Date              |
| <b>Jessica Cracknell</b> | <b>20/03/2026</b> |