

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 09/08/2026

Application No: PL/2026/03746

Proposal: Change of use of former retail space to part of existing dwellinghouse, replacement rear extension and internal alterations.

Site Address: 1 High Street, Ramsbury, Marlborough, SN8 2PA

Case Officer: Joe Leesam

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.				

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

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.

- Ecological Impact Assessment (Ethos Environmental Planning, 19th November 2025).

The submitted Ecological Impact Assessment concludes that the building has negligible potential to support roosting bats, with no further bat survey or mitigation requirements identified. The report also

identifies the River Kennet, approximately 100m south of the site, as a feature of value for commuting and foraging bats, but does not provide any detailed assessment of potential construction-phase effects on the river or any associated mitigation measures.

Whilst the proposed development is limited to the existing dwelling, the River Kennet forms the site boundary/is located immediately adjacent to the end of the garden and therefore lies within the development's zone of influence. As such, there is potential for indirect impacts during construction, including accidental pollution events, sediment runoff, inappropriate storage of materials, or other activities that could affect the adjacent watercourse.

The Ecological Impact Assessment does not include sufficient mitigation detail to demonstrate how the River Kennet would be protected during the construction phase. Consequently, a Construction Method Statement (CMS) should be secured by planning condition. The CMS should include, as a minimum, details of pollution prevention measures, material storage, dust and sediment control, surface water management, and procedures for dealing with accidental spillages to ensure the protection of the River Kennet throughout the construction period.

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 development meets the following criteria and is therefore below the *de minimis* threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric)

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.

The planning permission should secure the following planning condition as follows:

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No development shall commence on site until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include measures to avoid and prevent direct damage, sedimentation, pollution, disturbance and/or changes to the hydrological regime. The CMS shall also include a marked-up plan showing the location of all pollution prevention measures, including fencing protecting the edge of the riverbank, bunding, construction compound/location, storage area(s) for chemicals/toxic contaminants such as fuels.

REASON: To ensure adequate protection and mitigation for the River Kennet throughout the construction period.

Final sign off – all matters addressed:

Ecologist	Date
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Mary Holmes	09/08/2026
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