

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	17/08/2026
Application No:	PL/2026/02747
Proposal:	Erection of a self-build dwelling; with associated landscaping, private amenity space and access arrangements to include new opening and timber gate and blocking up the existing opening.
Site Address:	Four Candles House, Chandlers Yard, High Street, Marlborough, SN8 1HT
Case Officer:	Lucy Rutter-Dowd

Recommendations:

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

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.

Information considered:

- Preliminary Ecological Appraisal. (ECO 360, 25 June 2026).
- Proposed – Block and Roof Plan. Drawing 2519/3_020 P2. Milton Architects.

COMMENTS:

The site is located just North of The High Street in the centre of Marlborough and reported to consist of predominantly of bare, disturbed ground from ongoing works, with also ruderal forb, tree and a small grassland habitat. Due to the sites location, small size and condition impacts on biodiversity are considered not significant.

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.

Informative:

General Protected Species

There is a low risk that the site may support nesting birds and reptiles. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works.

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

Ecologist	Date
Elizabeth Burrows	17/08/2026