

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	10/12/2025
Application number:	PL/2025/08855
Proposal:	Erection of 1no. dwelling, garaging, provision of church car parking, access, landscaping and associated works.
Site address:	Land adjacent to Truant House, Church Lane, Froxfield, Marlborough, SN8 3JY
Case officer:	Helena Carney

Recommendations:

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

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:

- Ecological Appraisal, Joanna Graham Ecology Ltd, October 2025
- Existing and Propose Site Plan(s), Milton Architects, October 2025
- Planning, Design and Access Statement, Raw Planning, undated
- Arboricultural Impact Assessment, SJ Stephens Associates, October 2025

The site comprises a paddock where it is proposed to construct a self-build dwelling, garage and parking for the adjacent church. The site is neighboured by a churchyard to the north, residential property to the east, and grassland to the south and west.

COMMENTS:

Protected species and habitats

The site does not fall within any protected sites or associated consultation zones. The nearest Priority Habitats include the native hedgerow on-site, traditional orchard planted to the west, and Froxfield Stream ~60m south of the redline boundary. The ecology report recommends that these habitats are protected with temporary fencing and a pollution prevention plan. However, details of pollution prevention have not been provided. **A condition securing a Construction Method Statement (CMS) will be required, to ensure that the risk posed to key habitats and species remains minimal.**

There are no ponds within 500m of the site. The boundary habitats as well as piles of grass cuttings offered some suitability for reptiles, and there are records of slow worm and common lizard locally. It is also likely that the site offers habitats suitable for use by nesting birds, badgers, hedgehogs, and commuting/foraging bats. **Precautionary measures to avoid adversely**

affecting these taxa (including sensitive lighting during construction) should be detailed within the CMS.

In line with the NPPF and 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. A small section of non-native hedgerow will be removed/fragmented to accommodate the development, but accordingly, it appears that new hedgerow planting is proposed at parts of the western and northern site boundaries.

In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. **The ecology report's recommendations of at least two bird boxes, one bat box and log piles are welcomed, and details of these – as well as the specifications of proposed wildlife-friendly plantings – should be secured via a condition. 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 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), as indicated in the application form and planning statement.

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:

- Watercourse (Froxfield Stream)
- Trees and hedgerow
- Reptiles, nesting birds, badgers, bats

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 nest boxes for, e.g., bats and birds, log piles and wildlife-friendly plantings – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

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

Ecologist Abi Gazzard	Date 10/12/2025
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