

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	20/02/2026
Application No:	PL/2026/00800
Proposal:	Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements.
Site Address:	Land at Manor Farm, East Grafton, Marlborough, SN8 3DB
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:

- Extended Phase 1 Ecological Assessment – Land in East Grafton Marlborough (Phillips Ecology, 28/01/2026).
- Location, Block and Site Plan. Drawing No. 251113-01 (Fowler Architecture and Planning, Jan 2026)

COMMENTS:

The development site is not located within any ecology consultation zones and is reported to support habitats and features of low biodiversity value. Subject to adherence to the mitigation and enhancement measures set out in Sections 14 and 15 of the submitted Extended Phase 1 Ecological Assessment, the proposals would avoid adverse impacts on biodiversity and would therefore comply with Core Policy 50.

Biodiversity Net Gain (BNG)

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 Form states that 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.

CONDITIONS:

1. The development will be carried out in accordance with the following documents:
 - Mitigation and Enhancement Measures detailed in Sections 14 and 15 Extended Phase 1 Ecological Assessment – Land in East Grafton Marlborough (Phillips Ecology, 28/01/2026)
 - Location, Block and Site Plan. Drawing No. 251113-01 (Fowler Architecture and Planning, Jan 2026)

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

Informative for all protected species where development is located in a rural area

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. Please see Natural England's website for further information on protected species.

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

Ecologist	Date
Elizabeth Burrows	20/02/2026