

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	13/03/2026
Application number:	PL/2026/00704
Proposal:	The erection of a livestock building to house dairy cows during calving and over winter. The proposed building will measure 61 metres in length by 22 metres width.
Site address:	Manor Farm, Collingbourne Kingston, Marlborough, SN8 3SD
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 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:

- Preliminary Ecological Appraisal and Biodiversity Net Gain, Nature Bureau, August 2025
- Statutory Biodiversity Metric, Kristina Wood, November 2025
- Planning, Design & Access Statement, The Farm Consultancy Group, undated
- Site Plan – Existing, from Land App, February 2026
- Site Plan – Proposed, from Land App, February 2026
- Proposed Elevations, Falcon Building Consultants, June 2025

The site comprises an area of farmland where it is proposed to construct a livestock building to house cows (already present on the farm). The site is neighboured by woodland to the east and arable land in other directions.

COMMENTS:

River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that since there is no proposal to create additional overnight accommodation, and as the development does not represent a form of agricultural intensification (it will be used for existing cattle numbers overwinter), there would be no overall mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant

impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Salisbury Plain Special Protection Area (SPA) 6.4km buffer

This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and potential impact of recreational pressure on stone curlew, in combination with other plans and projects, must be considered.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development (there will be no additional overnight accommodation created), there is no mechanism for adverse effect, and any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on Salisbury Plain SPA and subsequently the application is screened out of Appropriate Assessment.

Protected species

The site comprises bare ground with predominately arable weeds (though vegetation is sparse), and hardstanding. There are no known ponds within 500m, and the site is of limited suitability for species such as great crested newts, reptiles and bats. No evidence of nesting birds was noted, however, the applicant should be mindful that the adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance or building demolition) from March to August inclusive. 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.

In line with the NPPF and with CP50, applications must ensure that gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. As such, ecological enhancements – such as provisions for birds, invertebrates or bats – should be secured via a condition.

Biodiversity Net Gain

A completed statutory metric calculation and map (Preliminary Ecological Appraisal and Biodiversity Net Gain, Nature Bureau, August 2025; Statutory Biodiversity Metric, Kristina Wood, November 2025) confirming the baseline and predicted post-development biodiversity units of the site have been submitted.

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.97 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Final confirmation of how the development will achieve BNG is a post-determination matter, however, consideration should be given to how any proposed BNG will be secured.

CONDITIONS:

1. Compliance with submitted documents

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

- Section 4.1.3 (Precautionary Methods) of 'Preliminary Ecological Appraisal and Biodiversity Net Gain, Nature Bureau, August 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 enhancements – such as bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) – 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.

Informative – Artificial Lighting

The habitat within 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. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for 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 GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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

Ecologist Abi Gazzard	Date 13/03/2026
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