

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	01/04/2026
Application number:	PL/2026/01000
Proposal:	Replacement of the existing field shelter/former stable and formation of an internal access track within the field using the existing field access
Site address:	Court House, Aldbourne, Marlborough, SN8 2EJ
Case officer:	Samantha Stockley

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:

- Planning/Heritage/Design and Access Statement, Context Planning, February 2026
- Existing and Proposed Block Plans, mba, September 2025
- Preliminary Roost Assessment, Daniel Ahern Ecology, August 2025
- UKHab 2.0 Survey Report & BNG, Daniel Ahern Ecology, February 2026
- Statutory Biodiversity Metric, Daniel Ahern Ecology, January 2026
- Condition Assessment Sheets

The site comprises a field shelter/former stable and fields. It is proposed to replace the shelter and add an access track through the field. The site is bordered by further agricultural fields to the north and west, with wooded areas to the southeast and northeast, and residential area broadly to the east.

COMMENTS:

Protected species

The existing shelter/stable is a timber construction with a mono-pitched metal roof and no enclosed void. It was found to have negligible bat roosting potential, and no further survey work is required.

The bat survey report recommends the addition of a bat box, insect block and bird box. These enhancements are welcomed, and in line with the NPPF and CP50, and full details should be secured via condition. A lighting informative is also recommended with regard to the residual risk to light-sensitive species.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A statutory metric calculation, condition assessment sheets and maps (UKHab 2.0 Survey Report & BNG, Daniel Ahern Ecology, February 2026; Statutory Biodiversity Metric, Daniel Ahern Ecology, January 2026) detailing the baseline and predicted post-development biodiversity units of the site have been submitted and reports the following values:

On-site pre-development (baseline) biodiversity value	1.45 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

Twenty native trees as well as grassland enhancements are proposed, to achieved appropriate net gain. 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:

- Preliminary Roost Assessment, Daniel Ahern Ecology, August 2025
- UKHab 2.0 Survey Report & BNG, Daniel Ahern Ecology, February 2026

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

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 bird and bat boxes, and invertebrate blocks – shall be submitted to the local authority for approval. Development shall be carried out in strict accordance with the approved enhancement plan.

REASON: To provide mitigation/enhancement for biodiversity.

Informative – Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for 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 01/04/2026
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