

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	20/04/2026
Application number:	PL/2026/01286
Proposal:	Change of Use from stable block to form ancillary annexe accommodation (class C3) and associated works. (Previous consent PL/2024/03557 implemented)
Site address:	Bagbury Green Farmhouse, Bagbury Lane, Purton, Swindon, SN5 4LX
Case officer:	David Millinship

Recommendations:

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

Appropriate Assessment has been sent to Natural England (20/04/2026), who must agree the conclusion (within 21 days) prior to this application being permitted.

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:

- Design & Access Statement, Ian Sullivan Architecture, February 2026
- Existing Stable Block, Ian Sullivan Architecture, February 2026
- Proposed Annexe, Ian Sullivan Architecture, February 2026
- Existing Site Plan, Ian Sullivan Architecture, February 2026
- Proposed Site Plan, Ian Sullivan Architecture, February 2026

The site comprises a stable block (consented under PL/2024/03557) proposed to be altered into annex accommodation. The site formerly contained grassland and part of an existing access.

COMMENTS:

North Meadow & Clattinger Farm SAC

The development lies within the outer zone of influence (4.2 – 9.4km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. The development is screened into Appropriate Assessment under the Habitat Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone. The standard mitigation agreed under the above

strategy for all relevant (e.g., overnight accommodation) development of under 50 units in the Outer Zone is:

- Strategic Access Management and Monitoring (SAMM) contribution per unit: £331.75

The total financial contribution to mitigate the burden would be £331.75 for the one annex unit, plus legal fees. Full details of the mitigation strategy, affected developments, and current charge per unit can be found on our website [Biodiversity and development - Wiltshire Council](#).

Developer contributions must be secured through a Section 111, Section 106 or Unilateral Undertaking at the time of permission with contributions secured prior to commencement. The applicant should be directed to the Guidance Note for Completing Agreements Under S.111 of the Local Government Act 1972. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council on the granting of planning permission.

The LPA concludes that subject to the mitigation measures detailed in the Interim (2023-2028) Recreation Mitigation Strategy being secured via an appropriate method (see above), the Appropriate Assessment concludes no adverse effects on the integrity of the North Meadow and Clattinger Farm SAC. The AA has been sent to Natural England (20/04/2026) and the application must not be determined until they have agreed with the LPA's conclusion.

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 development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- o does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- o impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

It is understood that the proposal concerning the construction of the stables (PL/2024/03557) would have automatically been subject to the biodiversity gain condition, therefore, BNG for the loss of any former habitat should have been/be addressed via a Discharge of Condition associated with said application.

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.

Biodiversity enhancements

In line with NPPF and with CP50, applications that do not fall into the category where BNG 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. In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations will form part of the proposed development. The proposed elevations show a bat access panel will be incorporated into the side elevation of the building. This enhancement is welcomed, and the plan should be secured via a condition.

CONDITIONS:**1. Compliance with submitted documents**

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

- Bat feature shown on 'Proposed Annexe, Ian Sullivan Architecture, February 2026'

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

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

Ecologist Abi Gazzard	Date 20/04/2026
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