

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 03/08/2026

Application No: PL/2026/02813

Proposal: The erection of an equestrian trainer's house in place of trainer's house with extant planning permission on nearby site (K/36070/O and subsequent reserved matters K/045156/R relate). To include driveway and parking and associated works.

Site Address: Land southeast of Manton Park Farmhouse, Manton, Marlborough, SN8 4HB

Case Officer: Joe Leesam

Recommendations:

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

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Biodiversity Net Gain	Environment Act 2021	03/08/2026 No baseline mapping or condition assessment sheets have been submitted. <i>The redline boundary used for the BNG assessment mapping and calculation must match the red line submitted for planning purposes and include the track.</i>	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer. Please note: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial)

of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

- Preliminary Ecological Appraisal (Icon Ecology, March 2026).
- Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan (WHLandscape, February 2026).
- Statutory Biodiversity Metric completed by IE/JC on 24th March 2026.

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 completed statutory metric calculation (REF) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets (where applicable) and maps).

However, the following issues must be addressed in the baseline prior to determination:

- No baseline mapping has been submitted.
- No condition assessment sheets have been submitted.

Please note: The redline boundary used for the BNG assessment baseline mapping and metric calculation must match the red line submitted for planning purposes and include the track.

Final sign off – all matters addressed:

Ecologist	Date