

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	11/08/2026
Application number:	PL/2026/03935
Proposal:	Proposed erection of a barn and construction of a turnout area, and ancillary works
Site address:	Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough, SN8 2JN
Case officer:	Joe Leesam

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 and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Design and Access Statement June 2026 by Grassroots Planning
- Biodiversity Statement and Draft Biodiversity Gain Plan Luscinia Ecology Ref: LUS26019
- BNG Metric 3rd June 2026
- Preliminary Ecological Appraisal Luscinia Ecology Ref: LUS26019

Matters Considered:

Habitats Regulations Assessment (HRA)

River Lambourn SAC

The application site lies within the River Lambourn SAC catchment. However, the proposed development comprises the erection of a barn and turnout area associated with existing equestrian use and would not result in the creation of new residential accommodation or a material increase in foul wastewater discharge. Therefore, the proposal is not considered likely to have a significant effect on the River Lambourn SAC, either alone or in combination with other plans and projects, through nutrient enrichment. As such, an Appropriate Assessment is not required.

Protected Habitats and Species

The submitted Preliminary Ecological Appraisal (Luscinia Ecology, June 2026) has been reviewed and is considered proportionate to the scale and nature of the proposed development.

The appraisal identifies that the application site comprises predominantly modified grassland of negligible ecological value, with adjacent hedgerows and a mature tree to be retained and protected from impacts. The proposed development is limited in scale and is not expected to result in the loss of any priority habitats, designated sites, or other ecologically significant features. The report concludes that, subject to the implementation of the recommended precautionary measures, including sensitive lighting, pollution prevention measures and reasonable avoidance measures for badger and hedgehog, the proposals will not give rise to significant adverse effects on protected species or habitats. The conclusions and recommendations of the appraisal are considered acceptable, and I am satisfied that sufficient ecological information has been provided to inform determination of the application. Subject to the implementation of the mitigation and enhancement measures set out within the appraisal the development is unlikely to result in significant adverse effects on protected species, priority habitats, or ecological networks.

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 (BNG Metric 3rd June 2026) confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.52 Habitat units
	0.0 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to case officer: Figure 4 On-site Post Intervention Map (Biodiversity Statement and Draft Biodiversity Gain Plan Luscinia Ecology Ref: LUS26019) identifies the areas of habitat creation/enhancement which contributes to the applications proposed BNG however detail on the plan is limited. 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 the submitted documents

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

- Preliminary Ecological Appraisal Luscinia Ecology Ref: LUS26019 Chapter 5: Discussion

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

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 11/08/2026
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