

BIODIVERSITY NET GAIN ASSESSMENT (Rev.A)

Planning Application PL/2026/02417

Change of use of land for equestrian purposes and
2No new stables, 1 per paddock for private use

at Manor Hill Farm, Purton, Wiltshire

The application site comprises 13.77 acres / 5.57 hectares of land which is classified as 'grassland' (modified grassland for agricultural use).

The application splits the triangulable shaped parcel of land as 7.58 acres (to the west) and 6.19 acres (to the east). The split follows the line of the public footpath that bisects the land (PURT84).

The application proposes the change of use of the land for equestrian purposes but 5.39 hectares will be unaffected by the proposal and will be retained 'grassland'. An area of 0.18ha will be developed and / or enhanced.

The application proposes the erection of two stables which, along with the associated hardstanding areas, will result in 0.05 hectares of 'urban' development on the land. The remaining 0.13 hectares, which runs alongside the public footpath will be enhanced by planting individual trees and a hedgerow.

The enclosed Statutory Biodiversity Net Gain Metric indicates that the proposed on-site habitat creation and enhancement measures will deliver a 45.78% enhancement over the baseline position.

An extract from drawing reference LPC.678 PR 101 B, the Proposed Site Plan, is included on the following page. The green area identifies the on-site habitat creation and enhancement areas, and the proposed stables are also shown. The following key identifies the proposed planting:

Specimen Trees

All to be provided with short-stake & single tie; protect if necessary against livestock/rabbits



Tree A
Acer Campestre
(Field Maple) Half Standard



Tree B
Quercus Robur
(English Oak) Standard



Hedges

Mixed Native Hedge:

- 50% Catraegus Monogynia (Hawthorn) 60 - 80cm
- 10% Euonymus europaeus (Spindle) 60 - 80cm
- 15% Ligustrum vulgare (Wild Privet) 60 - 80cm
- 15% Corylus Avellana (Hazel) 60 - 80cm
- 10% Viburnum opulus (Gueldea Rose) 50 - 60cm

Hedgerow plants to be planted in a double staggered row, allowing 400 - 500mm between the 2 parallel lines at 400mm staggered spacings - equating to approximately 7 Plants per 1.2m metre run.

