

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky (Graduate Ecologist)
Date:	07/11/2025
Application number:	PL/2025/08355
Proposal:	Approval of the Biodiversity Gain Plan following PL/2024/05302.
Site address:	Manor Farm, Winterbourne Earls, Salisbury, SP4 6HD
Case officer:	Becky Jones

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity Gain Plan Manor Farm (10/06/2025)	NO. FURTHER INFORMATION REQUIRED. 07/11/2025 Sections 4.9 – 4.11, 7.4 – 7.6, 9 are not filled in correctly (based on metric) and/or contain blanks. This document will need minor amendment before approval.
Biodiversity metric	Statutory Biodiversity Metric (29/01/2025)	NO. FURTHER INFORMATION REQUIRED. 07/11/2025 Off-site reference in off-site tabs is not correct and is causing a metric error. This document will need minor amendment before approval.
Pre-development habitat plan	Preliminary Ecological Appraisal (May 2024. LC Ecological Services) Appendix II, Biodiversity Net Gain Report (May 2024. LC Ecological Services)	YES 07/11/2025
Post-development habitat plan	Appendix II, Biodiversity Net Gain Report (May 2024. LC Ecological Services) Appendix I, Landscape and Ecological Management Plan (Feb 2025. LC Ecological Services)	YES 07/11/2025
Habitat Management and Monitoring Plan	???	NO. FURTHER INFORMATION REQUIRED. 07/11/2025 Although on-site gains are not considered to be significant, off-site gains will need to be detailed in a HMMP and secured via legal agreement.

Biodiversity Gain Plan:

Sections 4.9 – 4.11, 7.4 – 7.6, 9 are not filled in correctly (based on metric) and/or contain blanks. This document will need minor amendment before approval.

Biodiversity Metric:

Off-site reference in off-site tabs is not correct and is causing a metric error. This document will need minor amendment before approval.

Significance of On-site Enhancement:

This is a major application, and the statutory metric has been used to complete BNG calculations. Mycelia have flagged the creation of rural trees on-site as being significant due to habitat distinctiveness, however, this represents 0.11 BU / 402 m². In this case, the council does not consider on-site enhancements to be significant.

Off-site Enhancement:

Most of the habitat creation required to meet the 10% BNG objective is located off-site and is considered to be significant enhancement (woodland and hedgerow making 7.87 BU / 24,400m²). Off-site gains must be secured via a legal agreement for at least 30 years. A HMMP must also be provided demonstrating how the gains will be delivered over the 30-year period. For information on what this should include see: [Creating a habitat management and monitoring plan for BNG - GOV.UK](#).

BNG Monitoring Fee/Legal Agreement:

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

Conclusion:

I am unable to agree discharge of the gain plan condition as the supporting information is insufficient to meet the requirements set out in Schedule 7A Town and Country Planning Act 1990 and/or Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (See [Biodiversity net gain - GOV.UK](#) for further information). Please address the issues listed in the above table.

Final sign off – all matters addressed:

Ecologist: Patrick Olshansky (Graduate Ecologist)	Date:
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