

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	09/02/2026
Application number:	PL/2025/09813
Proposal:	Outline application for 1no rural workers dwelling – all matters reserved save for access
Site address:	Pinchmore Buildings, Nr Willesley, Wiltshire, SN16 0PA
Case officer:	Isobella Wise

Recommendations:

	No Comment
	Support
	No objection
x	Condition (no objection subject to conditions)
	Objection - further information required
	Objection in principle
	HRA completed/required

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:

- Ecological Appraisal. December 2025. Quantock Ecology
- Biodiversity Net Gain Report. December 2025. Quantock Ecology
- Statutory Biodiversity Metric. December 2025. Tom Hird

Protected and Notable Species/Habitats

The proposal is for the construction of a new agricultural workers dwelling on land in current agricultural use. The site lies directly adjacent to Local Wildlife Site Vincelette's Farm Meadows to the west and additional agricultural buildings to the south within the wider Cotswold AONB.

The site consists of cattle grazed pasture of modified grassland bounded by mature hedgerows and a post and rail wooden fence line to the west.

The adjacent Local Wildlife Site is designated for its species rich hay meadows. Due to the nature and location of the proposal however, no impacts upon this site are anticipated.

No evidence of protected or notable species were recorded on site, however records exist in close proximity for bats, barn owl and skylark, all mobile species that may forage/commute through the site.

No evidence of badger was identified on site, however a number of precautionary working measures were included within the ecological appraisal which are welcomed. In addition, due to

the location in the open countryside and likelihood of foraging and commuting bats and owls, lighting proposals are also included which should be adhered to and secured by condition.

BNG

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 (Statutory Biodiversity Metric. December 2025. Tom Hird) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including maps).

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	0.23 Habitat units
	0.0 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

It is intended that an area of land (Figure 2: Proposals of the refer Biodiversity Net Gain Report. December 2025. Quantock Ecology) would be enhanced to achieve a 10% gain.

All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#)

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of item required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

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

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Section 4.1 of Ecological Appraisal. December 2025. Quantock Ecology
 - name of ecology report giving recommendations for mitigation or enhancement).

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

2. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 10/02/2026
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