

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	19/02/2026
Application No:	PL/2026/00722
Proposal:	The erection of a modern livestock building.
Site Address:	LITTLE MIDDLE GREEN FARM, DAUNTSEY, CHIPPENHAM, SN15 4JL
Case Officer:	David Milinship

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 submitted)
1	BNG	Town and Country Planning Act	Amended metric to reflect submitted plans e.g to include all land within the red line boundary as on-site habitat.	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant 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: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Middle Green Farm Dauntsey. Biodiversity Net Gain Report. (acd environmental, 28/01/2026).
- Statutory metric calculation (19.01.26).
- Proposed Site Plan.

COMMENTS:

Biodiversity Net Gain (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 (19.01.26) confirming the baseline and predicted post-development biodiversity units of the site has been submitted.

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

- The Proposed Site Plan identifies the BNG area as being located within the red line boundary (i.e., on-site). The metric must therefore be amended to ensure that all habitats within this area are recorded under the 'On-site Habitat' tab rather than within the 'Off-site Habitat' tabs.

Note to case officer: A landscape plan that identifies the areas of habitat creation/enhancement which contributes to the applications proposed BNG has not been submitted. 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.

DRAFT CONDITIONS:

Informative for all protected species where development is located in a rural area

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date