

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	10/03/2026
Application number:	PL/2026/00262
Proposal:	Change of use from part field to garden with localised regrading
Site address:	Middledean, Swallowcliffe, Salisbury, SP3 5NY
Case officer:	Hayley Clark

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	BNG	Habitat Regulations	Submission of the BNG metric and associated condition assessment sheets and mapping	

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.

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:

- Field Plan B 1012/01b/2021. February 2021. Fi Boyle Garden Design
- Heritage, Access, Design and planning Statement. January 2026. PWCR
- Ecology Assessment. October 2025. Peach Ecology

Protected and Notable Species/Habitats

A site survey undertaken in July 2025 recorded modified grassland and vegetated garden within the area affected by the proposed change of use. A nearby pond within the residential curtilage was dry at the time of survey and will not be directly affected by the proposals.

Further assessment for great crested newts (GCN) was not considered appropriate due to the retention of the pond and surrounding suitable habitat. The site also lies within a Green Risk Zone, where GCN records are limited, and is not considered part of a key population area; therefore, GCN have been scoped out of further assessment.

No evidence of other protected or notable species were identified during the survey, however, a mitigation and enhancement measure to include a swift box to the western elevation is included which is welcomed and should be secured by condition.

Biodiversity Net Gain

This application was submitted after Biodiversity Net Gain (BNG) became mandatory however information required for applications subject to the biodiversity gain condition has not been submitted.

Applications subject to the biodiversity gain condition must be accompanied by minimum information set out in [Article 7 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#), which includes:

- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Note: this is a summary, please refer to Paragraph: 011 [Biodiversity net gain - GOV.UK](#) for full details.

It is noted that the ecological report states that *'It is unlikely that the proposal will decrease the biodiversity value of the area of land and therefore it would be considered exempt from mandatory BNG requirements'* However this is not a permitted exemption as included within ([Biodiversity net gain: exempt developments - GOV.UK](#)). The De minimis exemption will also not apply in this instance as greater than 25sqm of habitat will undergo change of use. Within the metric the current modified grassland will be amended to residential garden. Therefore, the information above is required in order to assess this application fully.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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