

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	21/01/2026, 18/03/2026
Application number:	PL-2025-07734
Proposal:	New track layout to provide additional vehicle access to supplement already approved track. Installation of new polytunnels, fruit cages, offices, stores and other associated work as shown on the drawings.
Site address:	Agricultural field with access directly off the A3102 and opposite the entrance to Honeysuckle Close, Calne, Wiltshire, SN11 9TD
Case officer:	David Millinship

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	BNG	Environment Act 2021	21/01/2025 Condition assessment sheets	YES (18/03/2026) Condition assessment sheets for all relevant habitats provided.

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 consulting Ecology. I have reviewed the application and supporting documents against OS Maps, aerial photography 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:

- Location and Site Plan, Concept, Revision B, September 2025
- Proposed Site Plan, Concept, Revision ~~D~~E, September 2025
- Design and Access Statement, Concept, March 2025
- Ecological Impact Assessment, Green Leaf Trees, December 2025
- Statutory Biodiversity Metric, Madison Sellar, December 2025
- [Condition assessment sheets](#)

The site comprises a plot of land with some existing buildings (office and stores), polytunnels and track. It is thought to have formerly comprised agricultural land, but was used in the past for siting

building waste associated with the adjoining housing development. It is proposed to add a new track layout, polytunnels, fruit cages, offices and stores. The site is neighboured by agricultural fields to the north, west and south, with the housing estate to the east.

Thank you for re-consulting Ecology; my second comments are shown in blue.

COMMENTS:

An Ecological Impact Assessment has been submitted with the proposal, containing the results of habitat, bat and badger surveys, further to a 2019 habitat survey undertaken in association with previous application(s).

The site primarily comprises modified grassland (maintained as short), in “poor” condition. There are also sections of tall ruderals, native hedgerow, existing track, and three buildings (including the polytunnel). The buildings are of negligible ecological value.

There are two ponds within 500m of the site, which, as per aerial imagery, appears to be entirely shaded (and within private land). The grassland is considered to be sub-optimal for amphibians and reptiles. Nonetheless, the ecology report advises a number of precautionary measures (including sensitive vegetation clearance, rubble removal (if present), and contacting an ecologist should any protected species be found) to reduce the risk posed to these taxa. **The recommendations should be adhered to, and secured via a planning condition.**

Similarly, provided the mitigation outlined in section 7 of the ecology report is adhered to, it is considered that the risk posed to badgers, nesting birds and bats can be suitably managed.

Biodiversity Net Gain

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, map (Ecological Impact Assessment, Green Leaf Trees, December 2025; Statutory Biodiversity Metric, Madison Sellar, December 2025) estimating the baseline biodiversity units of the site have been submitted:

On-site pre-development (baseline) biodiversity value	10.03 Habitat units
	8.56 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

The condition assessment sheets have not been uploaded. Please can the applicant submit the condition assessment sheets in support of the BNG metric? This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and **must therefore be submitted for review by the ecology team prior to determination.**

Thank you for providing the condition assessments of the baseline habitats. I am satisfied that sufficient information has been provided to support the metric values, and therefore the holding objection is lifted.

DRAFT CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Section 7 of Ecological Impact Assessment, Green Leaf Trees, December 2025

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

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

Ecologist Abi Gazzard	Date 18/03/2026
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