

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	09/04/2026
Application number:	PL/2026/01816
Proposal:	Biodiversity Gain Plan Discharge of Condition Informative 1 (BNG Gain Plan) of PL/2025/07709
Site address:	Land to the rear of Malet Arms, Newton Tony, Salisbury, SP4 0HF
Case officer:	Hayley Clark

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity Gain Plan (D. Roycroft 09/03/2026)	NO 09/04/2026 See point(s) 3 and 4 below.
Biodiversity metric	The Statutory Biodiversity Metric (Eclipse Ecology, 27/10/2025)	NO 09/04/2026 See point(s) 1 and 2 below.
Pre-development habitat plan	Biodiversity Net Gain Assessment The Malet Arms, Newton Tony, Wiltshire SP4 0HF (Eclipse Ecology, 26/10/2026)	NO 09/04/2026 See point(s) 1 below.
Post-development habitat plan	Biodiversity Net Gain Assessment The Malet Arms, Newton Tony, Wiltshire SP4 0HF (Eclipse Ecology, 26/10/2026)	NO 09/04/2026 See point(s) 1 below.

PL/2025/07709 is for the construction of a new wildlife pond on a plot of land that currently contains poor condition modified grassland, poor condition bare ground and two good condition individual trees. An area of modified grassland will be lost to create the pond, and a marginal area of bare ground will be lost to create lowland meadow.

However, the following issues have been identified with this biodiversity gain plan.

1. The redline area in the approved location plan (uploaded 24/09/2025; see decision notice) is smaller than the area covered in the BNG assessment and metric. Any areas outside of the redline are off-site gains and will need to be registered and secured through legal agreement. Clarification and/or amendment to plans is required.
2. Strategic significance assigned to habitat creation does not appear to be supported by the Wiltshire and Swindon LNRS ([Wiltshire and Swindon Local Nature Recovery Strategy](#) -

[Wiltshire Council](#)). See page 27-30 of [The Statutory Biodiversity Metric](#). Additional information required.

3. There is no description of how gains will be maintained and monitored for 30 years which must be included in the gain plan under the DMP Order 2015.
4. In the gain plan, the applicant has stated that their enhancements are not significant. Lowland meadow and priority habitat ponds are high to very high-distinctiveness habitats that are technically difficult to create or enhance. The applicant must provide further justification for this using PPG on significant on-site enhancements ([Make on-site biodiversity gains as a developer - GOV.UK](#)).

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	Date:
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