

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	16/04/2026
Application Number:	PL/2026/01902
Proposal:	Permission in principle for new self-build single dwelling
Site Address:	Land Adjoining No.13 Fairview, Bushton, Swindon, SN4 7PX
Case Officer:	Isabel Gatier

Recommendations:

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

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.

The following submitted documentation was reviewed to inform this response:

- Planning Statement. March 2026. Plan A. Ref. AP/M/M-081;

The proposed site does not lie within or adjacent to any sites designated for conservation and there are no areas of significant ecological importance within a zone of influence, it is expected that minor adverse impacts could be suitably mitigated through an appropriate design scheme and timing of works. Whilst we have no objection to the principle of development as proposed at this site, any further application should consider the following information:

Protected Species

The site and surrounding area may be suitable for use by badgers, nesting birds and other protected species.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate:

- No net loss of local biodiversity resource and
- Secure the integrity of local ecological networks

The scope of permission in principle is generally limited to location, land use and amount of development. At the technical details consent stage, evidence to demonstrate that there will be no net loss of local biodiversity resource, and that the integrity of ecological networks will be maintained, must be submitted for review by the LPA's ecology team. Ecological information submitted at that stage should consider the presence of protected and priority species and habitats, and any relevant mitigation as well as enhancements.

Biodiversity Net Gain (BNG)

The grant of permission in principle is not a grant of planning permission, and so the mandatory biodiversity gain requirement does not apply at this stage. The subsequent technical details consent may be subject to the biodiversity gain condition. Please note that 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.

If the applicant considers that the development would not be subject to the biodiversity gain condition, Schedule 7A of the Town and Country Planning Act 1990 the applicant must provide a statement as part of the planning application setting out the reasons why they believe this is the case. Submission of a completed metric calculation tool may be necessary to evidence the statement.

INFORMATIVES:

Protected Species

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.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	16/04/2026