

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	13/05/2026
Application number:	PL/2026/02415
Proposal:	Permission in Principle for Erection of 2No dwellings
Site address:	Land at No 34 Broad Town Road, Broad Town, Royal Wootton Bassett, SN4 7RB
Case officer:	Hilary Quixley

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 Plan, LPC, February 2026
- Proposed Elevation, LPC, March 2026
- Planning Statement, LPC, April 2026

The site comprises a plot of land to the northeast of an existing semi-detached dwelling. This application seeks Permission in Principle for the erection of two dwellings. Previously, Permission in Principle had been granted for one dwelling (PL/2026/00894).

The site is not located within any consultation zones associated with protected sites, such as any SACs or SPAs. Nonetheless, the surrounding area may be suitable for use by bats, badgers, nesting birds, amphibians, reptiles and other protected and notable wildlife. The wider landscape contains open greenspaces, including fields bound by hedgerow, and 'Little Town' County Wildlife Site 660m east.

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 site appears to comprise a well-managed garden with hardstanding and a mown lawn, and therefore full ecological survey may not be necessary as the site likely provides limited opportunities for protected species. However, if any trees, hedgerow, scrub or similar habitats are to be removed, then it is recommended that a Preliminary Ecological Appraisal is undertaken, with any subsequent report detailing appropriate mitigation measures.

Evidence demonstrating no net loss of local biodiversity resource and that the integrity of ecological networks would need to be submitted and reviewed by the LPA's ecology team at the technical details consent stage. It is recommended that a biodiversity enhancement plan is provided at said stage, including the specifications and locations of integrated features for wildlife (e.g., invertebrate blocks, and bat and bird nest boxes).

Biodiversity Net Gain

The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission). The subsequent technical details consent is likely to 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.

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

Ecologist Abi Gazzard	Date 13/05/2026
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