

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	01/06/2026
Application number:	PL/2025/05596
Proposal:	Creation of a wetland including ponds, scrapes and ditches
Site address:	Land at Stockham Marsh near Foxham, Wiltshire
Case officer:	Iosbella Wise

Recommendations:

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

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:

- Preliminary Ecological Appraisal. June 2025. Environment Bank
- Feasibility Report. September 2024. Hydro Morph
- Development Plan WILT18-PAP-P02. June 2025. Environment Bank
- Construction Environment Management Plan. April 2026. Environment Bank
- Drainage Strategy. South West Natural Solutions

Biodiversity Net Gain

This application appears to be for the purposes of securing a Biodiversity Net Gain (BNG) Habitat Bank. However, the term 'Habitat Bank' is not stated within the application title, though it is referenced in the BNG section of the form when justifying exemption. It is therefore our understanding that this application is solely for the purposes of providing a Habitat Bank and any permissions granted must therefore secure its use for that purpose.

Accordingly, we acknowledge that this application is exempt from BNG due to its intended role as a Habitat Bank. Please note that this permission does not confirm or secure the biodiversity metric, proposed net gain provision or seek to secure the required legal obligations of registering a Habitat Bank as a gain site. Our comments relate to the act of creating the ponds only.

Protected and Notable Species

The PEA submitted in support of this proposal includes an assessment of the site at Stockham Marsh. The current land use comprises of 67.80ha of arable land bordered by hedgerows with the Cade Burna running through the centre of the site. The proposal will include the creation of 12 ponds, 2 ditches and a culvert to increase the biodiversity interest on site providing a Habitat Bank. No impacts are anticipated to the hedgerows on site which will be retained as well as the Cade Burna running through the site.

This application lies upstream from the Kellaways-West Tytherton River Avon SSSI. Works to create the ponds have potential to impact SSSI through indirect impacts to the Cade Burna. The submitted Construction Environment Management Plan (CEMP) identifies the pollution prevention measures to be implemented during construction ensuring this habitat will be protected during construction which is welcomed. This CEMP should be secured with any permissions granted.

A pond is present on site, eDNA surveys undertaken in 2023 returned a negative result for GCN. Although a proportion of the habitats present on site would be suitable to support GCN, the proposed works will be situated largely within the arable and grass ley fields which offer limited potential for amphibians. Due to the lack of records and negative eDNA result, impacts to GCN are considered negligible and are therefore scoped out of this application. It is noted that the CEMP includes specific provision for GCN in Method Statement 4 in the unlikely event they are found on site.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Development Plan WILT18-PAP-P02. June 2025. Environment Bank
 - Construction Environment Management Plan. April 2026. Environment Bank

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

2. The permitted development is for the purpose of creating a Biodiversity Net Gain Habitat Bank only.

REASON: For the avoidance of doubt and for the protection of biodiversity

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 01/06/2026
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