

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 01/06/2026

Application No: PL/2026/02045

Proposal: Erection of storage barn for agricultural and personal incidental use (Retrospective)

Site Address: The Paddocks, Brinkworth, Chippenham, SN15 5DA

Case Officer: Kate Clark

Recommendations:

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

Further Information Required

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1.	Loss of established scrub/trees/woodland habitat	CP 50	02/06/2026. Additional scrub/tree/woodland planting to address loss of 0.9ha area cleared.	NO

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the 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: Any changes to the documents previously submitted must be highlighted, otherwise they will not be considered.**

Matters Considered:

Thank you for consulting me on the above application in relation to ecology. I have reviewed the relevant submitted information as listed below and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

- Site Plan Proposed. Drwg. No. LPC 6269 PR 01 (IPC, December 2025).
- Site Plan Existing. Drwg. No. LPC 6269 EX 02 (IPC, December 2025).

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as:

- the planning application relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out, i.e. retrospectively) applies.

Core Policy 50

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

- (i) No net loss of local biodiversity resource and
- (ii) Secure the integrity of local ecological networks

Insufficient information to demonstrate no net loss of the/ following local biodiversity resource/s and/ or local ecological networks has been submitted:

- Our mapping indicates that approximately 0.09 ha of established scrub/woodland/trees has been cleared to facilitate the development. Whilst this area is not identified as priority habitat within our mapping, it is likely to have provided a valuable resource for biodiversity.

Evidence demonstrating no net loss of local biodiversity resource and that the integrity of ecological networks will be compensated as detailed above must be submitted and reviewed by the LPA's ecology team prior to a planning permission being given.

While the site plan shows sufficient planting to demonstrate enhancement it does not provide sufficient detail to address compensation of loss of established habitat.

All layout plans must align to reflect any required changes and resubmitted.

Final sign off – all matters addressed:

Ecologist	Date