

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	17/06/2026
Application number:	PL/2026/00311
Proposal:	Manor Farm, Easton Piercy, Kington St Michael, Chippenham, SN14 6JT
Site address:	Erection of 2No cattle sheds and 1No straw barn. Provision of temporary on-site residential accommodation for agricultural worker.
Case officer:	Peter Crozier

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
1	Ecology baseline survey	Habitat Regulations, C&W Act	Updated ecological appraisal to include all habitats within the red line boundary and location of the new pond, with impact assessment.	
2	BNG	Town and Country Planning Act Environment Act	Clarification of the baseline habitats and resubmission of the metric	

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant 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: When resubmitting a revised document, ALL changes must be highlighted to enable review.

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. October 2025. Herdwick Ecology
- Biodiversity Net Gain Report. October 2025. Herdwick Ecology
- Statutory Biodiversity Metric. September 2025. Ceri Griffiths
- Block and location Plan LPC 6117PR -1 Rev B. May 2025. LPC

Protected Species and Habitats

As assessed by the ecologist, the site consists of developed land/sealed surface, bare ground and non-cereal crops. There are no buildings or trees within the application boundary and no evidence of protected or notable species were identified on site. The site is assessed as having a negligible impact on biodiversity due to the small scale of the development and loss of small areas of bare ground and crop land.

However, from aerial photographs, the red line boundary appears to encompass an area of hedgerow and grassland adjacent to the bottom of the access track where the proposed mobile home is to be sited as per the Block and Landscape Plan.

Section 4.17 of the ecology report refers to a recently created pond which does not appear to be mapped or present on aerial photography. The location and habitat suitability assessment of this pond to support GCN should be included within the ecological appraisal together with the additional habitats currently unmapped.

Additional information is therefore required to accurately assess the potential impacts of the proposed development on these habitats and the species they support.

Insufficient information has been submitted to enable the LPA to undertake a full assessment of the impacts on ecology. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The information outlined above must therefore be submitted and reviewed by the LPA's ecology team prior to determination of the application.

Section 5.5 and 5.7 of the ecology report outlines mitigation measures which are welcomed and should be secured with any permissions granted.

BNG

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation confirming the baseline and predicted post-development biodiversity units of the site has been submitted. However, additional habitats may be present that are not currently included within the baseline assessment. All habitats within the red line boundary must be mapped and included within the metric.

Note to case officer: The Block and Location Plan does not include details of the proposed BNG habitat creation to ensure the site meets 10% net gain and there appears to be limited space within the red line boundary to achieve this. Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

Should the proposal require land outside of the red line boundary to achieve a 10% gain, this would constitute offsite gains.

All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](https://www.gov.uk/guidance/make-off-site-biodiversity-gains-as-a-developer))

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of item required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

In summary, inclusion of the additional habitats present within the red line and adjacent must be included in the ecological appraisal together with an impact assessment on protected and notable species together with an updated metric with the additional habitats included within the baseline assessment. We would be happy to provide further comments once this information has been received.

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date
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