

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	22/06/2026
Application number:	PL/2026/02465
Proposal:	Construction of steel frame storage barn
Site address:	Longmead, Barrow Street, Mere, Warminster, BA12 6AB
Case officer:	Hayley Clark

Recommendations:

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

- Biodiversity Net Gain Assessment. June 2026. Stark Ecology
- Statutory Biodiversity Metric. April 2026. Georgie Starkie

Protected Species and Habitats

The proposal is to erect a steel frame storage barn at Longmead. No ecological survey information has been submitted in support of the application, however it is anticipated that the construction will be undertaken in the field parcel only which consists of modified grassland as per the submitted BNG metric data. No other habitats are proposed to be impacted by the works.

Priority hedgerow exists along the north-western boundary, any impacts on hedgerows must be included in an impact assessment and any changes to the location of the barn would require a consultation with ecology. Although no direct impacts to the hedgerows are anticipated, indirect impacts through lighting may occur. Lighting can impact ecological foraging and commuting routes for a number of species and therefore no external lighting unless agreed by the LPA should be erected on site, this could be secured by condition.

It is understood that ecology surveys were carried out by Darwin Ecology, however, these were not submitted in support of the application.

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 metric (Statutory Biodiversity Metric. April 2026. Georgie Starkie) using previous

survey data from Darwin Ecology confirms the baseline and predicted post- development biodiversity units of the site.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.16 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation occurred?	No

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.

The submitted metric indicates 0.25 biodiversity units or less will be required to meet the 10% BNG requirement and that on-site BNG is not achievable. In these circumstances statutory credits can be bought without providing evidence that insufficient off-site options are available in England. For further information please refer to guidance on Statutory Biodiversity Credits on the GOV.UK website (<https://www.gov.uk/guidance/statutory-biodiversity-credits>) under 'How to prove statutory credits are needed'

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
 - Statutory Biodiversity Metric. April 2026. Georgie Starkie

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

2. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES:

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. 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 22/06/2026
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