

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	23/06/2026
Application number:	PL/2026/03022
Proposal:	Biodiversity Gain Plan Discharge of Condition Application relating to PL/2025/09925 - Construction of 18 hole adventure golf course and associated parking
Site address:	Basset Down Complex, Hay Lane, Basset Down, Swindon, SN4 9QP
Case officer:	Audrey Lo

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity gain plan. 21 April 2026. Department for Environment Food & Rural Affairs.	NO 23/06/2026 - Section 4.8: The 'significant on-site enhancements' include 39 native trees, the submitted Biodiversity statutory metric proposes 38 native trees. All submitted documentation must align, with the same recorded habitat reflected across all documentation. - Section 4.8: The gain plan has identified the onsite enhancements as 'significant'. In line with the Environment Act 2021 and national guidance, it is for the local planning authority to judge whether proposed on-site habitat creation or enhancement is "significant" and to decide what mechanisms are needed to secure it. In this case, the onsite measures are not considered to constitute a "significant on-site habitat enhancement".
Biodiversity metric	The Statutory Biodiversity Metric. 19 November 2025. Luscinia Ecology Ltd.	NO 23/06/2026 - The 'Developed land; sealed surface' and 'urban tree' proposed habitats have been assigned 'formally identified in local strategy. Suitable evidence and justification must be provided to support the strategic significance classification. - Condition assessment sheets have not been submitted with the Biodiversity Metric (these may have been submitted at initial application but are not included in the Gain Plan submission).
Pre-development habitat plan		NO 23/06/2026 This document was not submitted as part of the discharge of condition in support of the gain plan (these may have been submitted at initial application but are not included in the Gain Plan submission).
Post-development habitat plan		NO 23/06/2026 This document was not submitted as part of the discharge of condition in support of the gain plan (these may have been submitted at initial application but are not included in the Gain Plan submission).

Habitat Management and Monitoring Plan	Habitat Management and Monitoring Plan. 01 May 2026. Wessex Planning Ltd. Version. A.	YES 23/06/2026 N/A. The council does not consider enhancements to be significant. Minor application with no significant habitats on site. No HMMP required by condition.
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Pre- and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date and drawn to an identified scale and showing the direction of North, have not been submitted. The condition assessment sheets and habitat maps have not been submitted. This information is a minimum requirement set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and must therefore be submitted for review by the ecology team prior to determination.

I am **unable** to agree discharge of the gain plan condition as the supporting information is insufficient to meet the requirements set out in Schedule 7A Town and Country Planning Act 1990 and/or Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (See [Biodiversity net gain - GOV.UK](#) for further information). **Please address the issues listed in the above table.**

We acknowledge the submitted HMMP and welcome its inclusion as a well-designed and comprehensive document with robust habitat creation and monitoring objectives. However, it is noted that the biodiversity net gain (BNG) associated with this development was not considered to constitute a significant gain at the time of granting planning permission. As such, while the HMMP may support the applicants' own site management objectives, in accordance with UK.GOV guidance Wiltshire Council will not be auditing or monitoring its implementation as part of the application.

Final sign off – all matters addressed:

Ecologist	Date
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