

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 23/06/2026

Application No: PL/2026/02600

Proposal:

- (1) The permanent retention of existing hardstanding at the site entrance (retrospective);
- (2) The construction of a hard standing extension from (1) to the recently permitted agricultural building (Ref PL/2026/01193);
- (3) A replacement market gardening potting tool shed and wash station;
- (4) A replacement polytunnel.

Site Address: Haresbrook Farm, Greenway, Tockenham, Swindon, SN4 7PW

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.	BNG	Environment Act 2021	Proposal description: Items 2-4 (as above) need to be reassessed under BNG. Baseline habitats for items 2-3 need to match the red lines submitted for planning.	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.

Preliminary Ecological Appraisal Report (Wessex Ecology, 14th April, 2026).
Biodiversity Net Gain Plan (Wessex Ecology, 14th April, 2026).
Statutory Biodiversity Metric completed by Samuel Horner on 14th April 2026.

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).

Description Proposal Item 1

The permanent retention of existing hardstanding at the site entrance (retrospective)

Therefore, based on the information provided, biodiversity gain does not apply to this part of the proposal.

Description Proposal Items 2-4

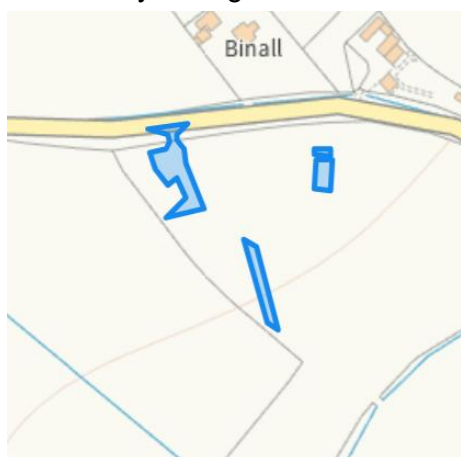
- 2) The construction of a hard standing extension from (1) to the recently permitted agricultural building (Ref PL/2026/01193);
- (3) A replacement market gardening potting tool shed and wash station;
- (4) A replacement polytunnel.

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.

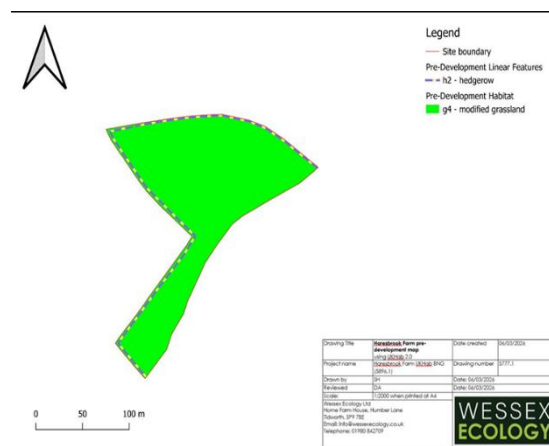
A completed statutory metric calculation completed by Samuel Horner on 14th April 2026 confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

However, the baseline is NOT acceptable for the following reasons:

- The redline boundary used for the BNG assessment is different from the redline boundary submitted for planning (see below). The redline application boundary and site boundary used for the BNG assessment must match.
- Please note if the hedgerows are within the site boundary, they will automatically be subject to a mandatory 10% gain.



Red line submitted for planning.



Red line baseline habitat plan.

Final sign off – all matters addressed:

Ecologist	Date