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McARDLE SPORT TEC

8 Jun 2026

**ECOLOGICAL UPDATE TO PLANNING PERMISSION REQUIREMENTS FOR
LEAFY LANE RECREATION GROUND CORSHAM SN13 0JT**

Wiltshire Council Reference: Application Reference Number PL/2025/08886

Decision Date 22/04/2026

References:

- A. Wiltshire Council. Approval of Full Planning Permission with Conditions Leafy Lane Playing Fields 22 Apr 26
- B. BJ Collins, Leafy Lane Playing Fields BNG Cover Report V4 dated Feb 26
- C. BJ Collins, PEA Extended Report Leafy Lanes Playing Fields dated 17 Oct 25
- D. Environment Bank, Biodiversity Unit Purchase Certificate dated 02 Jun 26

The aim of this document is to provide confirmation as requested in Reference A, to provide further detail of the following actions:

- Condition 8 – Sighting of bird and bat boxes on site
- Informative Requirement 1 – Confirmation of BNG uplift Provision.

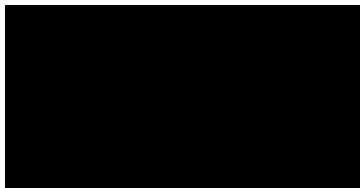
1. Condition 8. – Sighting of bird and bat boxes on site. In accordance with Reference A, a Bird and Bat Box sighting plan can be found at Annex A of this document. The sighting plan is based on details provided in References B and C and best practice industry guidelines from relevant UK organisations though the CIEEM (Chartered Institute of Ecology and Environmental Management; <https://cieem.net/>) .The plan has also been written with consideration of the Wiltshire Councils Local Nature Recovery Strategy (<https://www.wiltshire.gov.uk/local-nature-recovery-strategy>) and the Corsham Batscape Strategy (<https://www.wiltshire.gov.uk/media/549/Corsham-Batscape-Strategy/pdf>).

2. Informative Requirement 1. BNG Uplift Provision. As detailed in Reference B, the BNG Baseline of the site was 1.34 Biodiversity Units with an uplift target requirement of 1.47 units to be established. The proposed onsite BNG mitigation through the planting of mixed scrub provided only 1.29 Biodiversity units leaving a deficit of 0.18 Biodiversity Units. In order to meet target uplift requirements of 1.47 Biodiversity Units I can confirm that 0.18 Biodiversity Units have been purchased offsite from Environment Bank. Confirmation of purchase can be found in Annex B. Additional uplift onsite on is not possible due to lack of available land area that could be repurposed for BNG and there is also restricted availability in the wider area under the same ownership making BNG offsite purchase the best practicable option.

The council is advised that the information provided in this document has been researched and prepared by Dr J E Symmons, a professional ecologist with 30 years' experience in ecology and conservation including PEA and BNG Assessments for planning permission.

If you require any further confirmation of detail please contact me.

Regards



J E Symmons

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