

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Abi Gazzard
Date:	22/07/2026
Application number:	PL/2026/04483
Proposal:	Biodiversity Gain Plan Discharge of Condition Application relating to application PL/2026/00704 - The erection of a livestock building to house dairy cows during calving and over winter. The proposed building will measure 61 metres in length by 22 metres wide.
Site address:	Manor Farm, Collingbourne Kingston, Marlborough, SN8 3SD
Case officer:	Lucy Rutter-Dowd

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity Gain Plan, Nature Bureau	YES 22/07/2026
Biodiversity metric	Statutory Biodiversity Metric, Kristina Wood, November 2025, iteration 2	YES 22/07/2026
Pre-development habitat plan		NO 22/07/2026 This document was not submitted as part of the discharge of condition in support of the gain plan, and the link provided in the gain plan does not work. Pre- and post-development plans are required with a gain plan submission (under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015; see Biodiversity net gain - GOV.UK)
Post-development habitat plan		NO 22/07/2026 This document was not submitted as part of the discharge of condition in support of the gain plan, and the link provided in the gain plan does not work. Pre- and post-development plans are required with a gain plan submission (under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015; see Biodiversity net gain - GOV.UK)

The site comprises an area of farmland where it is proposed to construct a livestock building to house cows (already present on the farm). A completed statutory metric calculation was approved under PL/2026/00704 and aligns with that currently submitted. There will be a loss of 0.32 ha of temporary

grass and clover leys. The deficit of on-site units will be compensated by the creation of ~0.2 ha of arable field margins (pollen and nectar).

However, as the habitat plans have not been provided, 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).

NB. The biodiversity net gain (BNG) associated with this development was not considered to constitute a significant gain at the time planning permission was granted. The current biodiversity gain plan states that the onsite gains are significant. However, this is a minor development and the habitats proposed onsite are relatively small in scale. Taking these factors into account and reflecting the LPA's overall decision-making on what constitutes a significant gain, the LPA does not consider the onsite gains to be significant in the context of this application. As such, no legal securement or HMMP is required.

Final sign off – all matters addressed:

Ecologist:	Date:
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