

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jess Cracknell, Abi Gazzard
Date:	23/06/2026, 06/07/2026, 23/07/2026
Application number:	PL/2026/03022
Proposal:	Basset Down Complex, Hay Lane, Basset Down, Swindon, SN4 9QP
Site address:	Biodiversity Gain Plan Discharge of Condition Application relating to PL/2025/09925 - Construction of 18 hole adventure golf course and associated parking
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. Updated 06 July 2026; and updated 23 July 2026	YES 06/07/2026 23/07/2026 The gain plan required updating to include a corrected baseline calculation (based on a correction of strategic significance for habitats listed).
Biodiversity metric	The Statutory Biodiversity Metric. 19 November 2025. Luscinia Ecology Ltd. Updated 13 July 2026	YES 22/07/2026 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. The above point has now been addressed, with the strategic significance updated to 'not in local strategy'. The same has been applied to the existing habitats, thereby correcting the baseline units.
Pre-development habitat plan		YES 06/07/2026
Post-development habitat plan		YES 06/07/2026

~~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.

The values in the submitted BNG documents are now consistent, and the documents are sufficient to enable discharge of the gain plan condition.

Final sign off – all matters addressed:

Ecologist: Abi Gazzard	Date: 23/07/2026
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