

Development Management
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA148JN

Our Ref: RDAR/P.896/5
Date: 23rd July 2026

By email only:
kate.clark@wiltshire.gov.uk
developmentmanagement@wiltshire.gov.uk

FAO: Kate Clark

Dear Kate

Land at Greenway, Tockenham, Lyneham SN4 7PW
Known as Haresbrook Farm
Planning Permission Application Number PL/2026/02600
Applicant and My Clients: Mr and Mrs B D Truswell

I write with reference to my e-mail dated 2nd July 2026, the Council's ecologist's consultation response dated 23rd June 2026 published towards the end of June on the local planning authority's website and our telephone conversations during the course of 7th July.

In order to resolve the first bullet point on page 2 of the aforementioned report an updated Biodiversity Net Gain, (BNG), plan you explained is needed to show edged in red the following parts of Haresbrook Farm, viz:-

- (1) the existing area of hard core at the site to be retained commencing from the south side of the highway known as Greenway through the entrance to the property and to continue southwards to include the proposed hardstanding to meet the area of hardstanding authorised through the agricultural building permitted development Prior Notification under your Council's reference, PL/2026/01193;
- (2) the market gardening potting tool shed and vegetation wash station;
- (3) the polytunnel, allied to
- (4) the BNG Set Aside area;

all as shown edged in red and cross hatched in red on the Malcolm Hughes Block



Robert D A Rhys MRICS FAAV

VAT Reg. No. 755 1961 12

Regulated by RICS



Plan drawing number 60270-1 to a scale of 1:500 at A3 paper size submitted with the planning application documentation.

Accompanying the covering e-mail to this letter are two documents prepared by Wessex Ecology. Firstly the firm's Preliminary Ecological Appraisal Survey Report initially dated 14th April 2026 but updated on 13th July 2026. Figure 1 – "Site location with the red line boundary" on page 6 provides an aerial view with these four areas (1) to (4) so marked in a red outline. The legend to Figure 2 of page 11 of the same document together with Figure 3 on page 12 both also identify the same red edging to these same four areas.

Secondly, I refer to Wessex Ecology's Biodiversity Net Gain Assessment document dated 14th July 2026. As can be seen, a similar approach has been taken for Figure 1, "Site location with the red line boundary" on page 6. Likewise the same red edged areas are shown on Figure 2 ("Pre-development habitat map of the Site") and on Figure 3 ("Post development habitat map of Site"), both appearing on page 12 of this assessment.

In turn your Council will now have what its ecologist has requested allied to connected and updated information Wessex Ecology has provided in both of its documents. Consequently the above referenced Figures match the above mentioned Block Plan details to accord with your ecologist's requirements.

Having taken my client's instructions this week I am able to say that Mr and Mrs Truswell are willing to work with Wiltshire Council. In this specific regard where a measure of additional linear hedgerow BNG planting is, in the Council's opinion reasonably needed above the BNG Set Aside area already allocated, then they are prepared to carry out such planting in due season (i.e. during the period 1st November in one year to the end of February in the following year) with the proviso that such planting can be implemented over the next two winters to February 2028. The principle for any and all hedge planting under this paragraph will be identified on such part or parts of my clients' property first agreed with the Council in the interest of sound long term management of the farm. Where necessary an appropriate and fair planning condition can address as much.

Having looked at the Council's web site this morning I see that no further comments have been made since your ecologist's June consultation response was published. I note that Tockenham Parish Council has recorded with the local planning authority that it has no objection to my clients' planning application and that the Parish has observed local neighbour support submitted in May and June. Meanwhile the County Highways Department has raised no objections. Please acknowledge safe receipt of this letter which I trust now paves the way for a favourable determination of the planning application.

Yours sincerely,

This letter is sent electronically and therefore bears no signature.

R D A Rhys

Copies to Mr B D Truswell and Sam Horner, ecologist at Wessex Ecology