



BIODIVERSITY NET GAIN — EXEMPTION STATEMENT

Land at Wellhead Farm, Warminster Road, Westbury, Wiltshire

1. Application Details

Site address	Wellhead Farm, Warminster Road, Westbury, Wiltshire
Description of development	Change of Use to Existing Barns at Wellhead Farm to allow B2 and B8 uses
Applicant	The Trustees of the Victor Paul Francis deceased Will Trust
Agent	Copperfield L&P Ltd — Andrew Tildesley MRTPI, Director
Local Planning Authority	Wiltshire Council
Agent's reference	CP0130
LPA application reference	tbc
Date	04.08.2026

2. Exemption Claimed

It is considered that this proposal is exempt from the mandatory biodiversity net gain requirement under the de minimis exemption, as set out at:

- Paragraph 17, Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021); and
- Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

No other exemption (householder development, development under a development order/permitted development rights, or the 0.2 hectare site-area exemption) is relied upon for this application.

3. Justification

The application relates solely to a change of use of existing barns at Wellhead Farm to Class B2 and Class B8 uses. No new buildings, extensions, engineering operations or other physical works are proposed, and the existing farmyard hardstanding and building footprints remain entirely unchanged.

On this basis, the proposal does not impact any onsite priority habitat, and any impact on other onsite habitat is properly assessed as nil, or in any event well below the 25 square metre (or 5 metre linear) de minimis threshold set out in the Regulations. The site comprises existing agricultural buildings

(corrugated metal roofs and walls, steel frame or breeze block construction) and hardstanding yard areas that have been in continuous commercial/agricultural use for over 50 years; there is no vegetated or otherwise habitat-bearing land within the application red line boundary that would be lost, altered or disturbed as a result of the proposed change of use.

As no habitat is lost, degraded or created by the proposal, the biodiversity value of the site is unaffected, and a statutory biodiversity metric calculation is not considered necessary to demonstrate this.

4. Supporting Information

This statement should be read alongside:

- The Location Plan and Land Use Plans (Existing and Proposed) submitted with this application;
- The Design and Access Statement (Ref: CP0130), which confirms no external works, landscaping change or engineering operations are proposed; and
- The covering letter and Planning Policy Assessment (Ref: CP0130).

5. Declaration

On behalf of the applicant, we confirm that the information provided in this statement is, to the best of our knowledge, accurate and complete, and that we consider this proposal to be exempt from the mandatory biodiversity net gain requirement for the reasons set out above.

Signed	Andrew Tildesley MRTPI
Position	Director, Copperfield L&P Ltd
On behalf of	The Trustees of the Victor Paul Francis deceased Will Trust
Date	04.08.2026