

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Kirsten Pryde (Graduate Ecologist)
Date:	12/08/2026
Application number:	PL/2026/00311
Proposal:	Erection of 2No cattle sheds and 1No straw barn. Provision of temporary on-site residential accommodation for agricultural worker.
Site address:	Manor Farm, Easton Piercy, Kington St Michael, Chippenham, SN14 6JT
Case officer:	Peter Crozier

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA completed

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Biodiversity Net Gain Report October 2025 Ref: 423/R1/2025/V1 by Herdwick Ecology
- Preliminary Ecological Appraisal October 2025 Ref: 423/R1/2025/V1 by Herdwick Ecology
- BNG Metric Manor Farm 28th September 2025

Matters Considered:

Protected Habitat and Species

The submitted Preliminary Ecological Appraisal (Herdwick Ecology, October 2025) has been reviewed and is considered proportionate to the scale and nature of the proposed development. The appraisal identifies that the application site is dominated by hardstanding, bare ground and arable land of low ecological value, with negligible to low potential to support protected or notable species. The proposed development is limited in scale and would not result in the loss of any habitats of principal importance or other ecologically significant features. The conclusions and recommendations of the appraisal are considered acceptable, and I am satisfied that sufficient ecological information has been provided to inform determination of the application. Subject to the implementation of the precautionary measures and enhancement recommendations set out within the appraisal, the proposals are unlikely to give rise to significant adverse effects on protected species, priority habitats or ecological networks.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation (BNG Metric Manor Farm 28th September 2025) confirming the baseline and predicted post- development biodiversity units of the site has been submitted.

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.08 Habitat units
	0.0 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Note to case officer: The Plate 2: Proposed Site Plan – Showing BNG Creation (Biodiversity Net Gain Report October 2025 Ref: 423/R1/2025/V1 by Herdwick Ecology) identifies the areas of habitat creation/enhancement which contributes to the applications proposed BNG however detail on the plan is limited. Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

CONDITIONS:

1. Compliance with the submitted documents

The development will be carried out in strict accordance with the following documents:

- Preliminary Ecological Appraisal October 2025 Ref: 423/R1/2025/V1 by Herdwick Ecology Section 5 Avoidance, Mitigation and Enhancement Measures

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

Final sign off – all matters addressed:

Ecologist Kirsten Pryde (Graduate Ecologist)	Date 12/08/2026
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