

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows, Senior Ecologist
Date:	02/07/2026, 12/08/2026 (ECO 2)
Application No:	PL/2025/07551
Proposal:	Development of Employment Land and Buildings
Site Address:	Oxleaze Business Park, Greenhill, Royal Wootton Bassett, SN4 8EH
Case Officer:	Jonathan James

Recommendations:

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

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date submitted)
1	Biodiversity Net Gain (BNG)	Town and Country Planning Act	Information requested in items 1-4 to confirm the BNG baseline.	Yes

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Prop Site Plan. (Offgrid Architecture, 21/03/2024).
- Ecological Assessment. (Coyne Environmental Ltd, June 2024).
- ~~Biodiversity Net Gain Report. (Coyne Environmental Ltd, November 2024).~~
- The Statutory Metric, (13th November 2024)
- Tree Constraints Plan. Drawing Number 2316-01. (SJ Stephen Associates, July 24)
- BS 5837: 2012 Tree Schedule. (SJ Stephen Associates, 25/07/2024).
- Biodiversity Net Gain Report. (Coyne Environmental Ltd, July 2026).
- Ecological Review Report. (Coyne Environmental Ltd, July 2026).

COMMENTS:

The site is reported to largely comprise in-use commercial/ industrial buildings and hard standing. Vegetation is limited to small patches of scrub and individual native and non-native trees of low value.

Restrop Farm and Brockhurst Wood Site of Special Scientific Interest (SSSI)

The site lies adjacent to and shares its eastern boundary with Restrop Farm and Brockhurst Wood Site of Special Scientific Interest (SSSI). The SSSI is broadly designated for unimproved grassland, scrub and ancient woodland and the species these habitats support. The development site does not include any semi-natural habitats or habitats for which the SSSI is designated. Plans show tree removal at the boundary with the SSSI is not proposed. Measures will be required to ensure construction activities do not encroach into or harm trees within the SSSI. These measures must be secured via the requested Construction Ecological Management Plan (CEMP).

Woodland (Matthews Copse) to the outside but adjacent to the northern boundary is mapped as habitat of principal importance Priority Habitat Deciduous woodland. The removal of a group of non-native Leland cypress adjacent to this woodland will not negatively impact this woodland. Measures will be required to ensure construction do not encroach into or harm trees within the woodland. These measures must be secured via the requested CEMP.

Overall, with the recommended conditions in place, the development is considered acceptable with respect to biodiversity policies.

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 (13th November 2024) calculating a baseline and predicted post-development biodiversity units of the site has been submitted. The information in the metric and Biodiversity Net Gain report does not align with the Ecological Assessment or arboriculture information.

In order to accept the baseline as accurate the further information addressing the following issues must be submitted:

- 1. The total habitat area is given as 1.26 hectares in the metric but the site area is given as 1.42 hectares in the application form. The habitat area should align within the site area. **The boundary of the site shown on the Proposed Site Plan appears to align with the Baseline Habitats Plan in the amended Ecological Review report however the discrepancy remains. For the purposes of BNG the site area is assumed to be 1.26 hectares this should be amended to discharge of the BGP if required.**
- 2. The metric includes a substantial length of native hedgerow (231m) but the location of this is unknown, and the Ecological Assessment makes little reference to hedges. Clarification of the location of the hedge is required. This could be provided on the requested baseline map. **It is not possible to differential between hedgerows and woodland on the Baseline Habitats Plan. Despite this when reviewed alongside aerial photography its can be assumed the hedgerows are located and the boundaries of the site.**
- 3. The Ecological Assessment describes native and non-native trees and patches of scrub however these are absent from the metric. The metric must include all habitats and features. **Resolved, scrub has been removed from the assessment.**
- 4. A baseline plan showing the location and extent of habitats and features within the metric is required. **Resolved. A baseline map has been included in the Ecological Review.**

The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	0.05 Habitat units
	0.92 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

It is proposed for 10% net gain to delivered on site. Landscape plans specifying the location and extent of habitats required to achieve mandatory net gain will be required in order to discharge the BGP.

CONDITIONS:

The following, or similarly worded, conditions are recommended:

CONSTRUCTION METHOD STATEMENT (CMS)

No development shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to:

- Restrop Farm and Brockhurst Wood Site of Special Scientific Interest and associated trees and species.
- Priority Habitat Deciduous woodland and associated trees and species.
- Nesting birds.

The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
Elizabeth Burrows	12/08/2026