

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jenna Buss
Date:	27/08/2026
Application number:	PL/2025/09856
Proposal:	Erection of a single storey cricket pavilion with associated parking, turning and access arrangements.
Site address:	Land to the north of Combe Lane, Goatacre, Calne, Wiltshire
Case officer:	Samantha Stockley

Recommendations:

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

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:

- Statutory Biodiversity Metric. April 2026. Jade Lemm
- Biodiversity Net Gain Assessment. April 2026. Arbtech
- Site Plan 250522-23. February 2026. Fowler Architecture and Planning
- Preliminary Ecological Appraisal. November 2025. Arbtech
- Site Plan New Cricket Pavilion 250522-21. November 2025. Fowler Architecture and Planning

Protected and Notable Species

The site lies within an existing amenity cricket pitch near Calne, the proposed development will result in the loss of modified grassland, one tree and hardcore. The site supports limited habitat of ecological value.

The tree on site underwent a GLTA but was considered to have no suitable roosting features.

Although the site has limited ecological value due to the habitats present, there is potential for transient species use due to the surrounding habitats. The precautionary working methods outlined within the PEA are welcomed and should be secured with any permission granted.

Although no ponds exist on site, there are ponds in close proximity. A rapid risk assessment undertaken to assess impacts upon GCN is welcomed. The result of 'Green: Offence highly unlikely' is noted and GCN scoped out of further assessment. However, a precautionary working

method as outlined within the PEA for amphibians is welcomed and should be secured with the permission.

Although no buildings or structures with suitability for roosting bats were identified within the development site, it is recognised that bats are likely to utilise the wider site for commuting and foraging purposes. The proposed lighting strategy, as detailed on drawing **Site Plan New Cricket Pavilion (Drawing No. 250522-21, November 2025, Fowler Architecture and Planning)**, is therefore welcomed and should be secured by condition as part of any planning permission granted to ensure potential impacts on bats and other nocturnal wildlife are minimised.

Local Nature Recovery Strategy

The site lies in an area identified within the LNRS for Nature on our Doorstep. Greenspaces near community settlements can provide a variety of habitats for wildlife and are where most people experience nature. Following Blue-Green Infrastructure (BGI) principles, Greenspace areas should enhance natural features with varied vegetation, including short and long swards, bare ground, deadwood, scrub and hedges where possible. Man-made features like butterfly banks, community orchards, bug hotels, and bird/bat boxes should be incorporated. Roadside verges should be managed as grassland meadows, cut once a year away from visual splays.

The proposed BNG habitats within the blue line off site areas will contribute to the LNRS principles, however additional Blue-Green Infrastructure should be included where appropriate to align with the LNRS.

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 (Statutory Biodiversity Metric. April 2026. Jade Lemm) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including the condition assessment sheets (where applicable) and maps).

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	0.34 Habitat units
	0.00 Hedgerow units
	0.00 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	No

Off-site Biodiversity Gain Site

It is intended that an area of land (identified as BNG Area (green hatching) on the Site Plan) will be enhanced to achieve a 10% gain. This land is situated within the blue line boundary.

All land located outside the redline application boundary of the development site is considered off-site ([Make off-site biodiversity gains as a developer - GOV.UK](#))

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of item required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification

CONDITIONS:

To be finalised once additional information has been submitted.

1. The development will be carried out in strict accordance with the following documents:
 - Statutory Biodiversity Metric. April 2026. Jade Lemm
 - Site Plan 250522-23. February 2026. Fowler Architecture and Planning
 - Preliminary Ecological Appraisal. November 2025. Arbtech
 - Site Plan New Cricket Pavilion 250522-21. November 2025. Fowler Architecture and Planning

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

2. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits

Final sign off – all matters addressed:

Ecologist Jenna Buss	Date 27/08/2026
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