

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	18/08/2026 10/09/2026 updated comments
Application number:	PL/2026/04631
Proposal:	Biodiversity Gain Plan Discharge of Condition relating to PL/2025/08886.
Site address:	Changing Rooms, Recreation Ground, Leafy Lane, Corsham, SN13 0JT
Case officer:	Isobella Wise

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	~~Biodiversity Gain Plan. 08 June 2026. Department for Environment Food & Rural Affairs.~~ - BNG Cover Report V4. 27 February 2026. BJ Collins. Final Version V4. - Biodiversity Gain Plan. 08 June 2026. Department for Environment Food & Rural Affairs. 20260618_Biodiversity_Gain_Plan_Leafy Lane Corsham SN13 oJT SB_02.09.26 - Biodiversity Unit Purchase Certificate. 02 June 2026. Environment Bank. Gain Site Ref. BGS-060225001. - Biodiversity Unit Purchase Certificate. 28 August 2026. Environment Bank. Gain Site Ref. BGS-060225001.	YES 18/08/2026
Biodiversity metric	~~The Statutory Biodiversity Metric. 06 November 2025. Iteration. V3.~~ - The Statutory Biodiversity Metric. 21 August 2026. Iteration. V5. B-WILT2549-MST-V03 – Leafy_Lane_Statutory_Metric_V5_08.26-1 – EB Complete.	YES 10/09/2026 ~~The 'Developed land; sealed surface' baseline habitat identified within the UKHab Habitat Map—BNG Baseline V4 is not recorded within the Statutory Biodiversity Metric.~~ ~~The 'Developed land; sealed surface' proposed habitat identified within the UKHab Habitat Map—BNG Proposed V4 is not recorded within the Statutory Biodiversity Metric.~~ ~~All submitted documentation must align, with the same recorded baseline habitat and proposed habitat reflected across all documentation.~~

Pre-development habitat plan	~~UKHab Habitat Map – BNG Baseline V4. 27 February 2026. BJ Collins Protected Species Surveyors.~~ - UKHab Habitat Map – BNG Baseline V5. 21 August 2026. BJ Collins Protected Species Surveyors.	NO 10/09/2026 ~~See comments above~~
Post-development habitat plan	~~UKHab Habitat Map – BNG Proposed V4. 27 February 2026. BJ Collins Protected Species Surveyors.~~ - UKHab Habitat Map – BNG Proposed V5. 21 August 2026. BJ Collins Protected Species Surveyors.	YES 10/09/2026 ~~See comments above~~

Note on Significance of Enhancements: Currently, the council is assessing the significance of minor applications on a case-by-case basis. In this case, the council does not consider the proposed on-site habitat creation/enhancement to be significant. Therefore, the council has not requested a HMMP or a legal agreement for the on-site gains.

However, even with on-site compensation, there is a unit deficit. Therefore, off-site credits have been purchased from Environment Bank (Habitat Reference = HAB-00002053-BN6K6 / Ref. = BGS-060225001). Off-site gains have been registered on the GOV.UK biodiversity net gain register and are allocated to this development. The off-site gains have been secured for 30 years through a conservation covenant with a responsible body (RSK Biocensus Limited).

~~I am unable to agree discharge of the gain plan condition as the supporting information is insufficient to meet the requirements set out in Schedule 7A Town and Country Planning Act 1990 and/or Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (See Biodiversity net gain – GOV.UK for further information). Please address the issues listed in the above table.~~

Final sign off – all matters addressed:

Ecologist Jessica Cracknell	Date 10/09/2026
---------------------------------------	---------------------------