

Development Management

Wiltshire Council

County Hall, Bythesea Road, Trowbridge BA14 8JN

By Planning Portal

7th October 2026

Site	The Byres 1 to 3, 84 Westbrook, Bromham, Chippenham, SN15 2EE
Applicant	Westbrook Farm Chippenham Ltd
Proposal	Change of use of three holiday units (Byres 1 to 3) to three dwellinghouses (Class C3), with minor internal alterations to Byres 1 and 3
Portal reference	PP-15278168
Subject	Biodiversity net gain: statement of exemption

Dear Sir or Madam

Biodiversity net gain: the general biodiversity gain condition does not apply

This letter explains why the general biodiversity gain condition in paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 does not apply to this application, so no biodiversity metric or gain plan is needed.

Small sites exemption (0.2 hectares)

1. The Town and Country Planning (Development) (Amendment) Regulations 2026 (SI 2026/790) came into force on 6 August 2026. They exempt development where the application site, measured by the red line boundary, is 0.2 hectares or less, unless onsite priority habitat is negatively affected. The exemption applies to applications made on or after 6 August 2026, which includes this one.
2. The site within the red line on drawing 24-1035/002 Rev C is about 0.10 hectares, half the threshold. It consists of the three existing buildings with their parking and garden areas. There is no priority habitat (listed under section 41 of the Natural Environment and Rural Communities Act 2006) on the site, and none would be affected by the proposal.

In the alternative: de minimis exemption

3. The proposal would in any event fall within the de minimis exemption. It is a change of use of existing buildings with internal alterations only. No building is erected or extended and no external works are proposed. No habitat is lost or altered, which is well below the threshold of 25 square metres of habitat or 5 metres of hedgerow. No onsite priority habitat is affected.

Conclusion

4. The development is exempt from biodiversity net gain on either basis. We ask the Council to record it as exempt and not to impose the biodiversity gain condition.

Yours faithfully

Planning and Land

For and on behalf of the applicant