

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name: Mary Holmes MCIEEM

Date: 13/06/2025; **19/10/2025**

Application No: PL/2025/03438

Proposal: Construction of a triple-bay garage and the partial change of land use from 'no fixed use' to 'residential use.'

Site Address: Cross Keys, Upper Chute, Andover, Wiltshire, SP11 9ER

Case Officer: Joe Leesam

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)
1.	Biodiversity Net Gain	Environment Act 2021	12/06/2025. Pre-determination BNG issues to be resolved. See below for details.	19/10/2025. Partially resolved. Red line has been changed in line with BNG assessment, but no baseline mapping plan received as requested on 13/06/2025.

The outstanding document(s)/information 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.

Matters Considered

Thank you for consulting me on the above application in relation to ecology. I have reviewed the submitted report detailed below and looked at the scheme against various mapping (OS and aerial) of the surrounding areas together with a review of designated sites and existing records of protected/notable species.

Small Sites Metric completed by Anna Moore on 16th April 2025.
Planning and Heritage Statement (Patrick Ramsey, April 2025).
Proposed Site Plan. No. PR2150. (Patrick Ramsey, no date)

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 Small Sites Metric calculation completed by Anna Moore confirming the baseline and predicted post- development biodiversity units of Site has been submitted.

The following issues must be addressed in the baseline prior to determination:

- The redline boundary used for the BNG assessment is different from the application site/redline boundary of the larger area submitted for planning and shown on other documents including the site plan. The redline application boundary and site boundary used for the BNG assessment must match.
- The application must be accompanied by a basemap showing all habitats. The 2023 ecological assessment shows a hedgerow along the eastern boundary and aerial imagery shows the presence of scrub/trees east of the hedgerow and these do not appear to have been recorded in the baseline.
- If the larger red line area is to be used for the application, the small sites metric cannot be used for the following reasons:
 - European protected species are on-site
 - Priority habitats are present
- If the larger area red line is to be used as the baseline, it must reflect the as-built site plan for the extant permission (PL/2023/00207).

19/10/2025

The site plan received on 12 August 2025 has now been changed to reflect the area used in the small sites metric. However, no baseline mapping has been submitted as requested above on 13/06/2025.

Final sign off – all matters addressed:

Ecologist	Date