

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	16/01/2026
Application Number:	PL/2025/09965
Proposal:	Erection of new single storey extension to eastern elevation of factory. Extension to house conveyor belts and scissor lift. Local external landscaping works to facilitate construction of the extension. Repositioning of existing cycle shelter.
Site Address:	D S Smith, Mill Road, Devizes
Case Officer:	Lucy Rutter-Dowd

Recommendations:

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

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.

The following submitted documentation was reviewed to inform this response:

- Ecology Report inc Biodiversity Net Gain Assessment. 16 December 2025. Nicholas Pearson Associates Ltd. Doc No. NPA 30243 0400. Rev. P01;
- The Statutory Biodiversity Metric. 09 December 2025. Nicholas Pearson Associates Ltd;
- 30243 DS Smith Condition_assessments_version_1.02 – Baseline. 06 November 2025;
- 30243 DS Smith Condition_assessments_version_1.02 – Proposed. 06 November 2025;
- Site Plan as Proposed. 22 December 2025. Mark Lovell Design Engineers. Drawing No. 4558/PR/SP-OPT B. Rev. PL;
- Site Plan as Existing. 22 December 2025. Mark Lovell Design Engineers. Drawing No. 4558/EX/SP. Rev. PL;
- Block Plan as Existing. 22 December 2025. Mark Lovell Design Engineers. Drawing No. 4558/EX/BP. Rev. PL;
- 4558-PH-01-Site Photographs. Mark Lovell Design Engineers.

Salisbury Plain Special Protection Area (SPA)

This application lies within the 6.4km buffer zone of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE.

However, since this is an application for non-residential works, the above strategy does not apply.

Protected Species

The Ecology Report inc Biodiversity Net Gain Assessment identified the site as providing limited potential to support commuting and foraging bat species. The building was assessed to have negligible potential to support roosting bats. The construction of the new building will not require removal of any vegetation considered to be functionally valuable to foraging or commuting bats and no additional external lighting is proposed as part of the development. Therefore, it is my view that there is no mechanism for adverse effect on bat species.

Where possible, vegetation removal should be scheduled outside the bird breeding season (1st March–31st August) to avoid potential disturbance. If removal during this period is unavoidable, a pre-works nesting bird inspection must be conducted no more than two weeks before vegetation clearance begins. 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.

Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Biodiversity Net Gain (BNG)

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 (09 December 2025. Nicholas Pearson Associates Ltd) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including condition assessment sheets and habitat 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	0.05 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

Note to case officer: The Fig. 2 Proposed Habitats Plan (Ecology Report inc Biodiversity Net Gain Assessment. 16 December 2025. Nicholas Pearson Associates Ltd. Doc No. NPA 30243 0400. Rev. P01) appears to align with the proposed habitats within the Statutory Biodiversity Metric (09 December 2025. Nicholas Pearson Associates Ltd). Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. Ecological enhancements are provided through the installation of a bird box, as stated within the Ecology Report inc Biodiversity Net Gain Assessment. The location of ecological/biodiversity enhancements must be included in the site plan drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development. Please see condition below.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Ecology Report inc Biodiversity Net Gain Assessment. 16 December 2025. Nicholas Pearson Associates Ltd. Doc No. NPA 30243 0400. Rev. P01;
- The Statutory Biodiversity Metric. 09 December 2025. Nicholas Pearson Associates Ltd;
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REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVES:

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	16/01/2026