

## Council Planning Consultation Response

### ECOLOGY

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| <b>Officer name:</b>   | Elizabeth Burrows, Senior Ecologist                                       |
| <b>Date:</b>           | 24/03/2026                                                                |
| <b>Application No:</b> | PL/2026/00164                                                             |
| <b>Proposal:</b>       | Demolition of existing storage sheds and erection of new storage building |
| <b>Site Address:</b>   | Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA          |
| <b>Case Officer:</b>   | Isobella Wise                                                             |

### Recommendations:

|                          |                                                |
|--------------------------|------------------------------------------------|
| <input type="checkbox"/> | No Comment                                     |
| <input type="checkbox"/> | Support                                        |
| <input type="checkbox"/> | No objection                                   |
| <input type="checkbox"/> | Condition (no objection subject to conditions) |
| <input type="checkbox"/> | Objection - further information required       |
| <input type="checkbox"/> | Objection in principle                         |
| <input type="checkbox"/> | 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.

### Information considered:

- Location Plan
- Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 13<sup>th</sup> February 2026).

Habitats and features within the site are assessed as being of limited or negligible biodiversity value, and as such, significant impacts on biodiversity are not anticipated.

The inclusion of biodiversity-enhancement measures; comprising two bird boxes, two bat boxes, a hedgehog box, and the establishment of an on-site native hedgerow as recommended in Section 10 (Recommendations) of the Preliminary Ecological Assessment is welcomed.

### Biodiversity Net Gain (BNG)

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application because the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

*Note to case officer:* you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

### CONDITIONS:

The following, or similarly worded conditions, are recommended:

#### COMPLIANCE WITH SUBMITTED DOCUMENTS

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

- Recommendations of Section 10 Recommendations of the Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 13<sup>th</sup> February 2026).

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

**Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.**

| Ecologist         | Date       |
|-------------------|------------|
| Elizabeth Burrows | 24/03/2026 |