

Appendix 1: Proposed Site Plan [250393-1300-P08_Proposed_Site_Plan]





DRAWING NOTES:

Denotes application boundary

MATERIALS

- Tarmac
- Paving slabs
- Concrete
- Bark chippings
- Slate chippings
- Brick pavers
- Soft landscaping

Tree canopy and RPA to Bowland Tree Consultancy details

Tree to be removed

PROPOSED PARKING

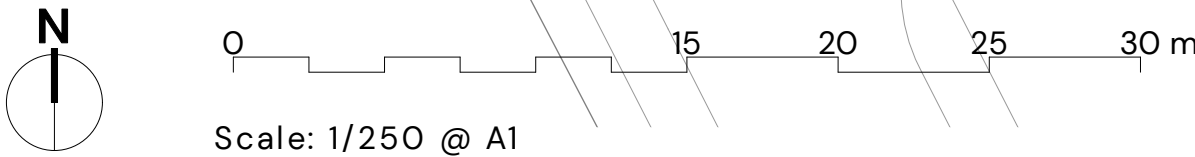
- Total site spaces – 108no. spaces
- Standard spaces – 89no. spaces
- Accessible spaces – 4no. spaces
- Parent child spaces – 7no. spaces
- Active EVCP spaces – 8no. spaces
- Cycle parking – 5no. sheffield hoops for 10 no. bikes

PROPOSED WORKS

- A New front of store extension
- B New roof top access steps
- C New retaining wall at back of footpath for new entrance area
- D Existing steps wall and handrail adapted
- E New overhead canopy and trolley bay
- F New cycle hoops
- G Potential DRS location
- H New active EVCP spaces
- I New bank of parking spaces
- J New front of store parking and hard landscaping
- K Adapted landscaping and parking spaces
- L Trees to be removed to allow HGV tracking to be straightened.
- M Tree to be removed for EV post – subject to Bowland Tree Consultancy input

Drawing based on topographical survey by Berry Geomatics

ALDI Foodstore
Refer to drg. 1301 for details of existing layout



Scale: 1/250 @ A1



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Project
Aldi Trowbridge, Bradley Road
Store Extension
Client
Aldi Stores Ltd

Date
Feb 2026
Scale
1:250
Filename
250393.vwx
Drawn
EP
Purpose/Status
PLANNING
Checked
MW
Paper Size
ISO A1

P08 24/03/2026 EA MW Boundary amendment.
P07 23/03/2026 EA MW SS and red line amended.
Rev Date By Ap Note

Drawing Title
Proposed Site Plan

Project Number/Drawing Number
250393-1300
Check all dimensions and levels on site

Revision
P08
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Appendix 2: Legislation and Planning Policy

Legislation

- A2.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Environment Act 2021;
 - The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A2.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A2.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A2.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Environment Act 2021: Town and Country Planning Act

The Environment Act gained Royal Assent in November 2022. As of 12th February 2024, it is mandatory for developments (with a small number of exceptions) to achieve at least a 10%



gain in biodiversity units under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

National Planning Policy

National Planning Policy Framework (NPPF), December 2024

- A2.5. The National Planning Policy Framework (NPPF) was published in December 2024 and sets out the Government's planning policies for England and how these should be applied. It replaces the previous National Planning Policy Framework published in March 2012 and December 2023.
- A2.6. Paragraph 11 states that:
- "Plans and decisions should apply a presumption in favour of sustainable development."*
- A2.7. Section 11 of the NPPF, paragraph 125, sub-section a) states that planning policies and decisions should:
- a) *"encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation or improve public access to the countryside;*
 - b) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production"*
- A2.8. Section 13 refers to development in the Green Belt and introduces 'Golden Rules' that, at paragraph 159, state how such development should *"support nature's recovery"* and *"where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes"*.
- A2.9. Section 15 of the NPPF (paragraphs 187 to 195) considers the conservation and enhancement of the natural environment.
- A2.10. Paragraph 187 states that planning and decisions should contribute to and enhance the natural and local environment by:
- a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate; and*
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and*



incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”

- A2.11. Paragraph 188 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- A2.12. Paragraph 192 states that in order to protect and enhance biodiversity and geodiversity, plans should:
- a) *“Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹⁰; and*
 - b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*
- A2.13. When determining planning applications, Paragraph 193 states that local planning authorities should apply the following principles:
- a) *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
 - c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹¹ and a suitable compensation strategy exists; and*
 - d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

⁹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹⁰ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

¹¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.



A2.14. As stated in paragraph 187 the following should be given the same protection as habitats sites:

- a) *“potential Special Protection Areas and possible Special Areas of Conservation;*
- b) *listed or proposed Ramsar sites¹²; and*
- c) *sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

A2.15. Paragraph 195 states that

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.

Local Planning Policy

Wiltshire Core Strategy (Adopted March 2015)¹³

A2.16. Core Policy 50: Biodiversity and geodiversity

“Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

¹² Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

¹³https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237



All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning*
- v. obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term."

