

Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	04/06/2026
Application No:	PL/2026/02860
Proposal:	Two storey extension to existing residential property and associated external works. Additional works include the provision of a new parking and turning area with associated new access onto the public highway.
Site Address:	53 Redhills, Broad Town, Swindon, SN4 7RD
Case Officer:	Isabel Gatier

Recommendations:

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

COMMENTS:

Biodiversity Net Gain

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 as the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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:

- Section 4.9 – 4.15 of Preliminary Ecological Appraisal (All Ecology, April 2026).

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

Informative: 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.

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

Ecologist	Date
Elizabeth Burrows	04/06/2026