

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	07/08/2026
Application number:	PL/2026/02294
Proposal:	Biodiversity Gain Plan Discharge of Condition Application of PL/2025/03422
Site address:	Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX
Case officer:	Verity Giles-Franklin

Document	Document ref:	Document approved (if no, list issues)
Biodiversity gain plan	Biodiversity gain plan, 31/03/2025, AEWCLtd	YES 07/08/2026
Biodiversity metric	5405E_Former Vauxhall Dealership, Chippenham_BNG Metric_V2, 03/12/2025, Thomas Knight	YES 07/08/2026
Pre-development habitat plan	Habitat Management and Monitoring Plan, 17/02/2026, V1	YES 07/08/2026
Post-development habitat plan	Habitat Management and Monitoring Plan, 17/02/2026, V1	YES 07/08/2026
Habitat Management and Monitoring Plan	Habitat Management and Monitoring Plan, 17/02/2026, V1	YES 07/08/2026

Note on Gain Plan: The strategic significance assigned to some of the pre- and post-development habitats in the BNG metric may not align with the Local Nature Recovery Strategy (LNRS). However, even when all pre- and post-development habitats are assigned the lowest strategic significance, a net gain is still achieved. As alterations to strategic significance have only a minor effect on the final biodiversity value and will not affect management, monitoring or payment, the current submission in this case is deemed acceptable to discharge the condition.

The following was requested prior to determination of application PL/2025/03422: For the council to fulfil its BNG monitoring responsibilities, a Biodiversity Net Gain On-site 30-year Monitoring Fee for minor projects set at £5815 must be paid prior to commencement of development and secured via legal agreement. In the absence of a S106 the fee can be paid by a section 111 agreement. Where the applicant elects to use the S111 process the fee must be paid and S111 signed by both the applicant and the council.

Final sign off – all matters addressed:

Ecologist	Date
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