

Date: 25 April 2017
Our ref: 213318
Your ref: 17/03417/OUT



Developmentmanagement@wiltshire.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Outline for 1,000,000 sq ft of Class B8 (storage and distribution) etc.

Location: Land South-East of Junction 17 of M4 Motorway Kington Langley Chippenham Wiltshire

Thank you for your consultation on the above.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Stanton St. Quintin Quarry & Motorway Cutting SSSI Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Protected Landscapes – Cotswolds AONB

The proposed development is for a site some 5-6km from the Cotswolds AONB. The LVIA supplied with the application has ruled out impacts on the AONB, but has supplied no clear reasoning to support this. It is perhaps because the ZTV map only extends for 4km, but no justification for this limit is given. Buildings of this height and floor area are certainly capable of having a significant impact on the setting of a protected landscape over this distance. We thus advise that on the basis of the information supplied, we cannot advise the council on the likely impact on protected landscapes.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty. Given the information supplied, it would seem unlikely that the council can assess the application, and so discharge this duty.

We suggest the council advises the applicant that the information supplied is not sufficient to determine the likely effect on the AONB. The applicant may wish to approach the AONB Conservation Board landscape advisor regarding what information will be sufficient to assess the applications likely impact.

Biodiversity

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the

site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.

Should the proposal change, please consult us again.

For any correspondence or queries relating to this consultation only, please contact Charles Routh on 07990 773630. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours

Charles Routh

Lead Advisor, Planning & Licencing, Somerset, Avon and Wiltshire Area Team.