

**From:** David Dutton <david.dutton@tameside.gov.uk>  
**Sent:** Tuesday, April 4, 2023 12:33 PM  
**To:** Clapworthy, Dean <D.Clapworthy@bury.gov.uk>  
**Subject:** RE: Planning application 69361 Spurr House

Hi Dean

You are correct, great crested newt information should be upfront prior to determination.

I would also let them know, that we would be extremely surprised if reptiles were present and accept reasonable avoidance measure are all that is required. No reptiles have ever been found round this area and reptile surveys were not required for Castlebrook or the Unsworth Cricket club developments in recent years.

With regard the metric. No issues with the baseline. Achieving net gain is reliant on most habitat creation and enhancement meeting good condition, which given the scale of habitat is unlikely. However, the units involved are in fact fractions of units and theoretically net gain is achievable on the site and 10% net gain is not as yet required. I am therefore satisfied that a biodiversity net gain plan can be conditioned along the following lines and given the scale of the development only a simple proposal required.

*Prior to development a biodiversity mitigation and enhancement plan for habitat creation and enhancement and measures to enhance the site for nesting birds and amphibians will be provided to and agreed in writing by the LPA.*

**David Dutton**

**Ecologist**

Planning

Planning and Transportation

Place