

GMEU response

Thank you for consulting the GMEU.

Summary

There are as previously, unlikely to be any significant ecological issues associated with this development.

Protected Species

As for previous applications on this site, it is very unlikely that any protected species are present. No further information or measures are required.

Nesting Birds

Since the original application, scrub appears to have developed on the site, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Other Wildlife

Cover now appears to be present for small mammals such as hedgehog. The risk is however low. I therefore recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section N2.1 part d) of the NPPF 2026 states that development proposal: should: Conserve and enhance existing natural features of visual, historic or nature conservation value. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the loss of early successional habitats and bird nesting opportunities to development and garden. The development is exempt from 10% BNG under the small site rule.

I recommend mitigation is provided through the provision of at least one native tree and one bird brick, targetting swift. *The details can be provided via condition.*