

Summary

The main ecological issue is biodiversity net gain.

Bats and Nesting Birds

A valid bat and nesting bird report has been provided. No evidence of roosting bats or nesting birds was recorded. I have no reason to doubt the findings of the report. No further information or measures are required at this time. If the development is delayed more than 2 years an updated assessment should be provided. This can be conditioned as part of any permission.

Other Wildlife

It is very unlikely that there will be any other wildlife issues associated with this site. No further information or measures are required.

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

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 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 a small area of derelict land to development, the site until relatively recently hard standing. No wildlife mitigation is required though enhancement for nesting birds could be provided. No soft landscaping is proposed.

Unfortunately the development is not exempt from 10% BNG with over 25sqm of low value habitat lost. As post development no vegetated habitats will be present off-site units will need to be purchased recorded in the BNG assessment as 0.07 units. The metric was not however available. I therefore cannot verify whether this is correct. *Please provide a metric in excel format.*

Whilst it would be theoretically possible to provide some habitat on-site such as green roof, a vegetated planter or one urban tree, this would be unlikely to achieve 10% on site, given the limited area of land that will not be covered by building.

As it stands no habitat management and monitoring plan is required as no habitats are being created on-site.

In order to discharge the statutory biodiversity gain condition they will need to:

- provide A biodiversity gain plan using the defra template,
- Purchase the required number of habitat units and register them with defra and
- Provide The final version of the statutory metric with the developers sections of the start page completed.

I recommend conditioning of one sparrow terrace as enhancement for wildlife.