

GMEU response

Summary

A review of the previous ecological information is recommended prior to determination.

Validity of Ecological Report

The previously accepted ecological report dates from 2022. It is now just over 2 years old. Whilst I have no reason to expect significant changes in the ecological issues associated with this site, current best practice is for a review of reports, once 18 months have elapsed. (Advice Note – On the Lifespan of Ecological Reports and Survey – CIEEM April 2019). Given barn owl were roosting in the building, I regard it as reasonable to request an ecological update.

I therefore recommend that prior to determination the 2022 ecological report is reviewed, preferably by the same ecologist and updated as required. Assuming no significant changes the previous ecological conditions can be reapplied.

Biodiversity Net Gain (BNG)

10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). I note that the planning statement states that this is a self-build application. If this is correct then I agree that the development is exempt.

Ecologist

Planning

Investment, Development and Housing

Place