

Thank you for consulting the GMEU.

Summary

The only potential ecological issue is biodiversity net gain.

Wildlife Issue

The proposal is retrospective and was prior to development hardstanding based on google earth. I am satisfied that 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 site appears to have consisted of hardstanding prior to development around about 2020. The site now appears to consist of the timber structure and a small area of amenity grassland and planters a minor enhancement of the site from an ecological perspective. (the green area could also be artificial grass).

With regards net gain given the site prior to development appears to have had no ecological value, the development would have been exempt under the de minimis rule and has resulted in a net gain owing to what I assume is the creation of what appears to be around 40sqm of amenity grassland along with some planters.

Whether or not amenity grassland or artificial grass is present, the development has not resulted in a loss of biodiversity and the planters alone represent a net gain. No further information or measures are required.

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