

Ecology - 71982

Summary

There are no significant ecological issues associated with this development.

Wildlife Issues

The site consists of a car park, the only vegetation being two small patches of amenity grass either side of the car park entrance and an overgrown conifer hedge along the western boundary, located just outside the red edge. I am satisfied the site has negligible potential for any protected species with a very low risk of disturbance during construction, to nesting birds that may nest in habitats just off-site. 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 site consists primarily of hardstanding with a very small area, of low value habitat either side of the entrance. This will be replaced with a building, hardstanding and a small area of ornamental planting. There are no wildlife issues to mitigate.

I am satisfied that the development is exempt from 10% BNG under the de minimis rule, the vegetation on site covering less than 10 sqm and the ornamental conifer hedge off-site. No further information or measures are required.

The details of the soft landscaping can be provided via condition. I recommend provision of one house sparrow terrace as enhancement for wildlife.