

From: David Dutton
Sent: Monday, May 13, 2024 6:29 PM
To: Booth, Claire
Subject: Planning application 70583 Sedgely Park RUFC

Hi Claire

Thank you for consulting the GMEU

Summary

The only potential ecological issue is biodiversity net gain.

Wildlife Issue

The development is located on a very small area of bare ground/short ephemeral vegetation. Whilst badger and great crested newts are known to occur in the locality, given the development only covers 105 sqm no further information or measures are required.

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

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. A biodiversity net gain statement has been provided. I am satisfied given the scale of the development and the land available for tree planting that this is adequate to be confident that the statutory biodiversity condition can be discharged.

The statutory small metric has not however been fully completed. Whilst the baseline is in my opinion correct, the habitat creation element has not been completed. To fill in this section the broad habitat should be urban and the habitat type should be Developed land/sealed surface with an area of 105sqm. This then balances the areas correctly i.e. 105sqm of ruderal/ephemeral becomes the 105sqm of temporary classrooms.

To fill in the tree bit they need to put 4 small trees into the tree area calculator (section 1d), this then automatically populates the individual trees box in the habitat creation at the bottom of the table and the resulting BNG is 18%

The other area that is not material is that there is a priority habitat within 500m. The woodland to the north is ancient semi-natural woodland. When this is ticked as yes, the spreadsheet suggests you may wish to use the full metric. However, given the scale of the development, I would regard this as unnecessary.

In conclusion the planting of 4 native trees will result in more than 10% BNG. I am therefore satisfied that the development can provide 10% BNG on-site. Technically however the metric needs to be filled in correctly prior to determination.

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Place

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