

Thank you for consulting the GMEU.

Summary

It is very unlikely that there are any significant ecological issues associated with this development.

Protected & Priority Species and Nesting Birds

There are unlikely to be any protected or other species associated with this site, given that the vegetation has already been cleared, the site small and there are no records of species such as great crested newts nearby that could theoretically stray on to the 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 is currently grassland, previously forming part of a garden with trees, shrubs and hedgerow cleared in the last 5 years. This will be replaced with a new dwelling and associated garden with four trees shown on the proposed site layout.

The development has claimed exemption from 10% BNG under the self-build rule. This is for the LPA to agree, but if correct then BNG does not apply.

With regards to section 187 of the NPPF, I would regard four trees if native adequate to mitigate for any pre-application clearance. I would however also recommend a section of native hedge to mitigate for the hedge lost along the frontage. This could be along the northern boundary. I would also recommend inclusion of one bat brick and one bird brick (eg swift brick) as mitigation/enhancement for wildlife. *The biodiversity enhancement proposals can be provided via condition.*