

Thank you for consulting the GMEU

### Summary

The only potential issue is biodiversity net gain

### Bats

Whilst a bat roost was identified previously in the barn under conversion, the additional proposals for a garage will not directly impact the barn or any habitats that may benefit bats in the area. I am therefore satisfied that the proposed garage/outbuilding is very unlikely to effect the conservation status of the local bat population. No further information or measures are required.

### Other Wildlife

The location of the building is hardstanding. It is very unlikely that there will be any other wildlife issues including to nesting birds. 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. 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 is located on hardstanding, which will be replaced with a building. Both negligible value habitats.

With regard to biodiversity net gain, whilst I note the development is partly outside the red edge of the approved barn conversion and therefore the hardstanding on which the application is located is not covered by the existing permission. A check of Google Earth imagery indicates that no vegetation has however been present in this location since prior to 2020. (no vegetation on the 2019 aerial, but clearly vegetated in 2013). Therefore whilst this may have been brownfield or bare ground in 2020, I am satisfied that no deliberate damage to vegetated habitats has occurred since the cut-off date for mandatory BNG ie any works that have occurred were incidental and permitted development and that the development is exempt under the de minimis rule.

As mitigation/enhancement I would recommend one bird box.

### Planning

Investment, Development and Housing  
Place