

Summary

No ecological information has been provided.

Lack of Ecological Information

I recommend at preapp 02701/E that a preliminary ecological appraisal be provided. Whilst this in part was under the assumption that a full application would be submitted, current guidance states it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision (UK Government Guidance within the ODPM Government Circular 06/2005).

There appear to be structures on the site and its location adjacent to a wildlife corridor mean that despite the small size there is a risk that of protected species such as bats and badger utilising the site and without further information it is not possible to rule out such risks. *I therefore recommend that prior to determination a preliminary ecological appraisal is provided.*

Nesting Birds

Trees and scrub are present, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Small Mammals

The dense vegetation on site has the potential to provide cover for UK Priority species such as hedgehog. Dependent on the preliminary ecological appraisal reasonable avoidance measure may be required.

Invasive Species

Japanese knotweed appears to be present based on the site photographs. The preliminary ecological appraisal may identify other invasive species. Dependent on the preliminary ecological appraisal, measures to control any such species will need to be conditioned.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of trees, shrubs and bird nesting habitat. The preliminary ecological appraisal may identify other ecological issues. I

recommend the site is subject to a biodiversity net gain assessment utilising the small metric prior to determination as it appears unlikely that mitigation can be achieved on site.

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Ecologist