

Summary

There are no significant ecological issues associated with this development.

Wildlife Issues

The extension does not impact any existing building features likely to provide bat roosting features and the building to be removed is very low risk for species such as bats and nesting birds. 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 development will result in the loss of a small area of amenity grassland to development. Retained amenity grassland will be enhanced. There are no wildlife issues that require mitigation.

The development is not exempt from biodiversity net gain as more than 25sqm of vegetated habitat are lost. A metric has been provided that demonstrates that 10% net gain can be achieved by enhancing the some existing amenity grassland from poor condition to moderate condition. I accept that this is feasible. I would however note that there are some technical errors in the metric relating to strategic significance. The hospital in this location falls outside the GM Nature Network, therefore all baseline and post-development habitats are of low significance. This change result in an increased percentage net gain on-site.

None of the habitat enhancement measure are in my opinion significant, therefore a habitat management and monitoring plan is not required. Habitat enhancement measures should be controlled via a standard landscape and environmental management plan (LEMP) condition.

With regards discharge of the statutory condition, the developer will need to provided:

- The biodiversity gain plan and
- Final version of the metric.

With regards to wildlife, I am satisfied that no mitigation or enhancement measures are required.