

Thank you for consulting the GMEU.

Summary

Potential ecological issues include biodiversity net gain, mammals and amphibians.

Bats

The building proposed for demolition was assessed as having negligible bat roosting potential. I have no reason to doubt the findings of the report. No further information or measures are required.

Other Protected Species, Nesting Birds and Other Wildlife

Whilst great crested newts and badger are likely to be located within the locality and other amphibians such as common toad and mammals such as hedgehog present. The development site is very low risk for any such species. There is no bird nesting opportunities on the site. I agree that at most precautionary working measures during demolition and construction is all that is required.

Sections 9.1 – 9.4 of the preliminary ecological appraisal by Verity Webster should be conditioned as part of any permission.

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 the existing building and an area of modified grassland to a new building. Tree planting is proposed as mitigation. No wildlife mitigation appears to be required.

A BNG assessment has been provided that indicates 10% can be achieved on-site. Whilst I do not doubt this, based on the area of land available for habitat creation and

enhancement, I do not currently have access to an excel format version of the metric to confirm this.

Please provide an excel version of the metric, prior to determination.

With regards to wildlife enhancement measures, none are necessarily required and given the nature of the deveolopment, measures such as bird boxes and bat boxes unlikely to be desirable or likely to work. I am therefore satisfied that no measures are required.