

The application for a new access road for Baxter Head Farm and is accompanied by a BNG report and metric (envirotech, 18/09/2024).

The report indicates that the baseline value of the site is 0.31 habitat units, with a post development value of 0.34 habitat units (a 12% net gain). The submitted information appears to be a reasonable reflection of the baseline and post development habitats and the LPA can be reasonably confident that a 10% net gain could be provided, and that the post development Biodiversity Gain Condition (BGC) can be discharged. A HMMP would need to be secured for the significant on-site gains, which in this instance would be the newly planted trees which are a medium distinctiveness habitat.

The BGC would apply to the application, and to discharge this condition, further information in relation to BNG would need to be provided in line with government guidance

In addition we would advise that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.