Ecology Consultation

Proposal:		**Location:**	
Erection of 4 new build dwellings in accordance with Outline Planning Permission 19/01782/OUT and reserved matters 21/01287/REM		Former Site Of Vernon Motors Warboys Road Pidley	
Dc Case Officer: KSI	**Ecology Officer:** ET	**Application Ref. No:** 24/02353/FUL	**Date:** 04/04/2025

Submitted Plans and Documents Reviewed

- Arboricultural Impact Assessment, received 16/12/2024
- Ecology Report and Biodiversity Net Gain Assessment, received 24/01/2025
- Amended - Location Plan, received 12/02/2025

Conclusion

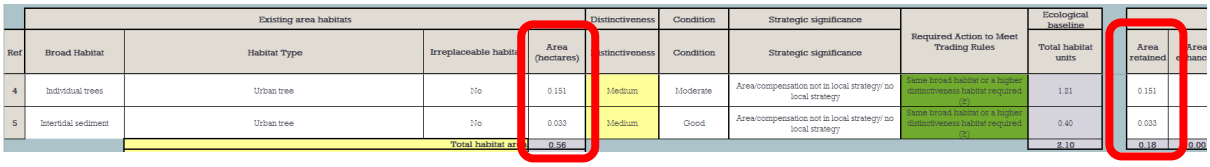
Based on the submitted information, the approach to biodiversity net gain are unacceptable and objections to the proposal are raised as the application fails to:

- Ensure the development delivers a 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

- Comply with Biodiversity Net Gain Good Practice Principles

Assessment

Tree removal has not been included in the metric or post-development pans. The loss of 18 trees on site gives a biodiversity net gain of over -30%.



	Existing area habitats				Distinctiveness	Condition	Strategic significance		Ecological baseline		
Ref	Broad Habitat	Habitat Type	Irreplaceable habit	Area (hectares)	stinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total habitat units	Area retained	Area
4	Individual trees	Urban tree	No	0.151	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	1.21	0.151	
5	Intertidal sediment	Urban tree	No	0.033	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.40	0.033	
			Total habitat ar	0.56					8.10	0.18	0.00



Arboricultural Impact Assessment and Method Statement (5th October 2021)

The vegetation survey was conducted in December outside vegetation survey season. Unless an updated survey is provided, the precautionary approach must be applied, and the tall forbs and modified grassland habitats are to be recorded in good condition.

Take a precautionary approach, eg when information is limited (such as restricted site access or when using remote techniques)	For example, if using Defra's biodiversity metric to measure a project's baseline: ■ Woodland is identified from aerial photography, but the specific type of woodland is unknown. It could be either high or medium distinctiveness, so high distinctiveness is assumed. The project then seeks to achieve net gains in high distinctiveness woodland. ■ From limited site access, some habitats appear in poor condition and some in moderate condition, but all habitats are assumed to be in moderate condition. The project then seeks to achieve net gains in habitats in moderate condition as a minimum, and habitat in good condition where possible. ■ Another example is when project constraints mean that initial habitat surveys are undertaken outside of the recommended survey timescales: a precautionary approach is applied until the habitat surveys are undertaken during the recommended survey timescales.

Table 10.2 – Biodiversity net gain. Good practice principles for development (CIRA)

Baseline habitat areas have not been correctly recorded in maps or the metric with site photos showing vegetation on the area labelled developed land sealed surface.

