Ecology Consultation

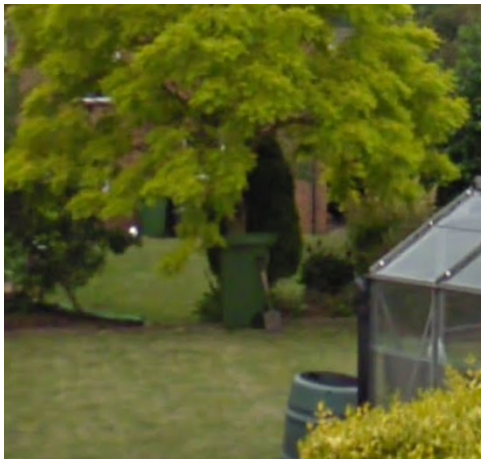
Proposal:		**Location:**	
Erection of one x one-bedroom and one x two-bedroom bungalows and associated works.		Land Rear of 11 Mountfort Close Eynesbury St Neots Cambridgeshire	
Dc Case Officer: KS	**Ecology Officer:** ET	**Application Ref. No:** 25/007722/FUL	**Date:** 17/07/2025

Assessment

Having reviewed the documents submitted for the above application, objections are raised as it cannot be guaranteed the proposed development will deliver 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). Objections are raised for the following reason:

Mapped tree has >7.5cm dbh.

Street view imagery from 2009 shows the tree has a DBH approximately ½ that of an adjacent wheely bin, considerably greater then 7.5cm. This will need to be recorded in metric baseline and recorded as lost as recent aerial imagery shows it has been felled.





The failure to correctly evaluate the baseline biodiversity of the site means 0.0515 area units will be lost. As the proposal only currently states 0.0141 will be lost, this would lead to the provision of insufficient compensation when the gain plan is supplied at condition stage.

If the Case Officer is minded to progress the application, a new metric and Biodiversity Net Gain Statement amended with the above amendment should be submitted.