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To: [Development Management](#)
Subject: Planning application 25/00209/FUL Lancashire Farm Dairies
Date: 23 April 2025 17:26:32

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Hi Anna

Thank you for consulting the GMEU

Summary

The only ecological issue is biodiversity net gain

Wildlife

The development will result in the loss of a small area just over 100sqm of amenity grassland currently surrounded by hardstanding. I am satisfied that there is negligible risk to wildlife. 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 a small loss of low ecological value grassland. Soft landscaping is proposed including new tree planting and enhancement of retained grassland. No mitigation for wildlife is required.

As the development results in the loss of more than 25sqm of vegetated habitats, Schedule 14 of the Environment Act 2021 applies. A statutory metric and BNG assessment have been provided that demonstrate that 10% net gain can be achieved on the site.

The only potential risk is the need to enhance the existing low value grassland to moderate. Failure to enhance would however only lead to a shortfall of 0.03 units to achieve 10% net gain. I would regard it as unreasonable to require more at this stage given if only fairly-poor was achieved 10% net gain would still be achieved. I am therefore satisfied that no further information on BNG is required at this stage.

As the on-site tree planting measure are significant as defined by Defra, control via HMMP should occur. Given the low number of trees, I would regard a legal agreement as unreasonable, with the 30 year HMMP controlled by standard condition.

For wildlife, I recommend enhancement through provision of one bird box on a retained tree. The details can be provided via condition.

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Ecologist

Planning and Transportation

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Place

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