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To: [Development Management](#)
Subject: Planning application 25/00741/PIP Land adj to 12 Eton Close
Date: 21 August 2025 12:38:33

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Hi Majid

Thank you for consulting the GMEU.

Summary

Potential ecological issues include proximity to an SBI/wildlife corridor and biodiversity net gain.

Meadowcroft Woods SBI and Green corridor.

The SBI lies to the south of the proposed development, with aerial photography indicating some loss of the SBI since 2019 as a result of vegetation clearance. A watercourse lies to the east. As both lie outside the red edge, the land already developed and the development just one dwelling, I am satisfied that the risks can be dealt with via a construction and environmental management plan.

Wildlife

The site has been cleared of vegetation since the previous application. Any risk to wildlife could be dealt with via condition and or informative.

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 site appears to lack any significant vegetation, having been cleared and developed, presumably as paved garden sometime since the previous application. Given the clearance appears to have occurred in late 2019 and prior to April 2020, based on google earth, there is insufficient evidence to require baseline habitats to be those at pre-clearance, the deadline for such an approach for unauthorised habitat degradation being January 2020.

The development may or may not be exempt from mandatory BNG.

Conclusion & Recommendations

It is unlikely as for that there are any ecological reason to refuse development.

As part of technical details, I recommend:

- A preliminary ecological appraisal, given the proximity to the SBI and potential presence of protected species such as badger and invasive species in the SBI and along the stream valley and;
- A BNG assessment/statement the latter if the developer believes the development to be exempt.

David Dutton

Ecologist

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