

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 25/00661/FUL Land at Heywood Distribution Park
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Hi Aimee

Thank you for consulting the GMEU.

Summary

The only ecological issue is biodiversity net gain.

Great Crested Newts

eDNA surveys of the adjacent ponds, came back as negative. This is in-line with previous surveys for these ponds. I have no reason to doubt the findings of the survey as these ponds are isolated from any known great crested newt breeding ponds and therefore unlikely to be colonised. No further information or measures are required.

Other Wildlife

I am satisfied given the footprint of the development, mown grass, that it is very unlikely that there will be any other wildlife issues. 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 the loss of a small area of low ecological value grassland to development. There are no known wildlife issues to mitigate.

The development is subject to mandatory 10% BNG. There is currently a need to find approximately 0.18 biodiversity units to achieve 10%. I am satisfied that this could be found on or off-site, but would note that if they intend to utilise land within the industrial estate, unless they expand the red edge, they would need to register the land with Defra as off-site compensation. I have no strong views on which approach is taken. Whilst the mitigation hierarchy recommends on-site first the habitat loss on-site is not significant.

I therefore recommend that prior to determination a decision is made on whether to utilise their own land or purchase the units, otherwise the LPA will not know how to condition the BNG. If on-site an HMMP condition would likely be required, if off-site purchase such a condition would not be required.

With regards wildlife no measures are necessarily required but as enhancement a bird box could be affixed to the new build. The details could be provided via condition.

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Planning and Transportation

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Place

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