

The metric and report show that a gain of 0.02 habitat units (22.86%) can be achieved on site, through the creation of a green roof and planting of six small trees. I have no reason to doubt the baseline or proposed post-development value of the site. The Biodiversity Gain Condition will apply should permission be granted. At condition stage, sufficient information will be required to demonstrate that a 10% net gain will be achieved, including a Biodiversity Gain Plan, final version of the metric based on final plans (with excel corruption issues resolved), and details as to how the proposed habitats will be created and maintained.

Notwithstanding the above, I would make the following recommendations:

- Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed building on site.

Many thanks,

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