
Ecology Team Consultation Response	
Date:	03.06.2026
Planning Ref:	4/26/2161/0F1
Description:	Erection of detached garage and creation of forecourt and new vehicular access onto highway.

Rejection: This development falls within scope for the Biodiversity Gain Condition for the following reasons:

- From Google Street View imagery, existing habitat on site consists of what looks like Open Mosaic Habitat on Previously Developed Land, and what looks like bramble scrub;
- The turning circle and garage will replace more than 25m² of natural habitat;
- This is not a housebuilder application.

Therefore, documentation to support Biodiversity Net Gain will be required for this application to progress, namely in the form of the statutory biodiversity metric and a baseline report.