

| <b>Ecology Team Consultation Response</b> |   |
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| <b>Date:</b>                              | 03.09.2024  |
| <b>Planning Ref:</b>                      | 4/24/2296/0F1   |
| <b>Description:</b>                       | Creation of new access onto classified road and reinstatement/upgrade of track to serve existing farmhouse with associated on site BNG. |

The suggested biodiversity condition wording below may be amended by Development Management where appropriate.

**Suggested Planning Condition(s)**

***Breeding Birds, Small Mammals and Reptiles***

De-vegetation works should occur outside of the breeding bird season, which runs from March to August inclusive. Vegetation removal should be undertaken in a top-down phased approach allowing reptiles and small mammals to move to a place of safety.

***Biodiversity Net Gain***

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the provision of a replacement hedgerow and the uplift in distinctiveness from ruderal/ephemeral habitat to lowland acid grassland is accompanied by a Habitat Management and Monitoring Plan in place for 30 years as the gains here constitute 'Significant On-site Gains', this monitoring plan is to be accepted by the council and,
- d) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.