

# Consultee Comments for Planning Application 24/00564/F

## Application Summary

Application Number: 24/00564/F

Address: 8 Druid Stoke Avenue Bristol BS9 1DD

Proposal: Proposed dwelling and associated works.

Case Officer: [REDACTED]

## Consultee Details

Name: Mx Nature Conservation

Address: City Hall, College Green, Bristol BS1 5TR

Email: Not Available

On Behalf Of: Nature Conservation Officer

## Comments

Thank you for consulting Nature Conservation.

It is not clear how much vegetation removal is required for this development as some hedgerow reduction is indicated and a proposed access is indicated between the proposed developments boundary and the existing property's boundary, though this space is currently occupied by what looks like a hedgerow and trees. Biodiversity loss (or gain with proposed tree planting and a living roof) as a result of this development should be demonstrated with a Small Sites Biodiversity Net Gain (BNG) assessment.

This should be completed by a suitably qualified ecologist who has completed a UKhab assessment of the site. The report should include the following:

- A written Biodiversity Net Gain plan including a non-technical summary
- A description of how the development has taken into account and delivered against each of the 10 BNG Good Practice Principles.
- Details of how strategic significance has been assigned for all habitats on site
- A map of the pre-development baseline habitats (the baseline habitats identified by the developer will be checked by the UA to validate that the baseline biodiversity will be accurately captured)
- A map of the post-development habitats proposed as mitigation and compensation for the developments impact on baseline biodiversity.
- Habitat condition assessment data for each of the baseline and post-development habitats, with any deviations from standard methods fully justified.

A copy of the statutory BNG metric should also be submitted with a completed start page (assessor and completion date details).

A 30-year Habitat Monitoring and Management Plan (HMMP) for all habitats created or enhanced

on site must also be submitted.

Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 180 Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." And the Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.

Please note that the sole use of sedum on the living roof should be avoided.