

F/23/96103 Parcel of land to the rear of Oakfields, Land Rear of Oakfields, Fair Oak

Erection of 8no. dwellings with parking, landscaping and associated works (revision to application F/21/90322)

Thank you for consulting Ecology, my observations are as follows:

The ecology comments submitted for **F/21/90322** remain relevant to the present application and the updated Preliminary Ecological Appraisal (PEA) (southern Planning Practice).

The site lies within the red impact zone for Great-crested newts but given the nature of the habitats on site (entirely modified, managed grassland) they do not represent a constraint to this application.

The NPPF and Policy DM11 require a net gain for biodiversity. The proposals here have not specifically quantified whether the proposals as presented can deliver this required uplift. However, given the nature of the habitats on site and providing the proposed enhancements in the PEA are secured it is my professional judgement that a small uplift can be achieved which would be policy compliant.

The drainage scheme and recommendations within the PEA can be secured via an appropriately worded condition on any granted permission. **On this basis I raise no objection on ecological grounds.**

Paul Howe MCIEEM

Ecologist

Date 10/11/23