

**Planning Application V 2025 0544      my response dated 30/09/25**

**Former Kirklands Home Day Centre, Fairhaven, Kirkby in Ashfield, Nottinghamshire,  
NG17 7FW  
PROPOSAL Construction Of 20 New Dwellings**

For the attention of Daniel Powers

Dear Daniel,

**Objection: insufficient information on protected species (great-crested newts and reptiles)**

I have reviewed the following documents :

- Preliminary Ecological Appraisal by Brindle and Green dated May 2025
- Statutory Biodiversity metric by Brindle and Green 30 June 2025

A preliminary ecological appraisal is based upon the findings of a site survey carried out on 11 April 2025. The site is identified to comprise hard standing, surrounded by other neutral grassland, bramble scrub and scattered trees. Native hedgerows are also present.

Habitats on the site provide suitable nesting habitats for birds. [REDACTED]  
[REDACTED]

While there are no ponds recorded within 250m of the site, The data search identified a record of great crested newt within 9m of the site from 2024. Suitable terrestrial habitat for great crested newt such as tussock grassland and scrub is present, the site also provides suitable habitat for reptiles.

Although details of reasonable avoidance measures with respect to reptiles and great-crested newts are provided in Chapter 7 of the report, I do not consider this to be sufficient to avoid impact on any local population should they be found during the site clearance works. I therefore advise that a targeted reptile survey should be completed to confirm presence or likely absence prior to determination of the application in accordance with circular 06/2005. The targeted reptile survey would also serve as a terrestrial survey for great-crested newt.

It is noted a BNG assessment has been carried out which identifies an existing base-line of 2.65 habitat units and 0.18 hedgerow units. Based upon the current proposals this will result on a net loss of -45.22% of habitat. This does not meet the statutory target of 10% net gain and the trading rules are not satisfied. Further comments will be provided once the reptile and great-crested newt requirements are resolved. If great-crested newts or reptiles are found during the survey an on-site mitigation plan will be required which will then require revision of the biodiversity net gain assessment.

Thank you Beverley Rhodes BSc MCIEEM

Ashfield Ecologist