

Planning Application V/2025/0601 on24/11/2025

Land adjacent to 5 Orchard Road Kirkby in Ashfield, NG17 8JX

Online application with all matters reserved for 1 three bedroom detached dwelling.

For the attention of Sophie Sales

Dear Sophie,

Thank you for consulting me on the above application which seeks permission for the construction of a single detached dwelling on a former garden area.

An appropriate Biodiversity Net Gain assessment has been completed which, based upon habitats present pre-clearance, has identified an existing base-line of 0.21 habitat units. Based on the current proposal this will result in a biodiversity net-loss of minus- 88.85%. As such the trading rules are not satisfied and the mandatory requirement of 10% net gain will not be achieved. This will need to be resolved to satisfy the pre-commencement net gain condition, see informative below.

I recommend the following biodiversity enhancement condition:

Condition: “Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new building for roosting bats, bees and nesting swifts and the provision of hedgehog gaps in garden boundary fences. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.”

Informative:

Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by Ashfield District Council.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Thank you Beverley Rhodes BSc MCIEEM

Ashfield Ecologist