

SECTION 106 AUTHORITY TO SEAL – HABITAT BANK

TOWN AND COUNTRY PLANNING ACT 1990

HABITAT BANK REFERENCE NUMBER:	25/00165/HAB
PROPOSAL:	Creation of Habitat Bank.
LOCATION:	Brook Farm Stones Green Road Great Oakley Harwich Essex CO12 5BN

This report covers the following matters:

1. The Proposal
2. Ecology Consultations
3. Officer Recommendation

1. The Proposal

Habitat Bank proposals are created to provide an area of land where habitat creation or enhancement will achieve an uplift in biodiversity value.

It is not always possible for developers to achieve Biodiversity Net Gain (BNG) by delivering the required minimum 10% uplift in biodiversity value on-site. If the developer has no additional land off-site to meet BNG requirements, they can purchase biodiversity units from a Habitat Bank to fulfil their BNG commitments.

A request has been received for the creation of a habitat bank at Brook Farm, Stones Green Road, Great Oakley (the BNG Land). The size of the habitat bank site falls within the 20-49ha category.

The project will create 6.3ha of broadleaved woodland, 2.7ha of wet woodland, 0.7ha of ponds, 5.5ha of mixed scrub, 2.8ha of traditional orchard, 1km of species-rich hedgerow in addition to enhancing 0.4ha of poor condition 'other neutral grassland' to become moderate condition. This will be achieved through tree planting and seeding and careful management. The boundary hedgerows, trees and watercourse will be retained and protected.

Full details of the habitat creation and enhancement works are contained within a Habitat Management and Monitoring Plan (HMMP) (Version v1.2 date 28/04/2025) which contains written narrative and spatial mapping details for BNG on the BNG Land. This remains a live document and may be updated or varied by agreement with the Council in writing if required/agreed. Once works are completed in accordance with the HMMP a completion certificate will be issued and the habitat

creation and enhancement works will then be monitored and maintained for a minimum of thirty years in accordance with the HMMP.

2. Ecology Consultations

Our appointed ecologists at ECC Place Services have been consulted.

They have assessed the request and agreed that the proposals contained within the HMMP are acceptable. Place Services Ecology are fully supportive of the above-mentioned site forming a Habitat Bank within the Tendring District.

The proposal is also in accordance with the interim Tendring Biodiversity Net Gain (BNG) Guide and Policy Position Statement (version 6 7th August 2025).

3. Officer Recommendation

Officers recommend the preparation and completion of a legal agreement to progress the creation of a Habitat Bank at Brook Farm, Stones Green Road, Great Oakley.

A HMMP is referred to in the agreement, and a 30-year monitoring programme agreed. A monitoring fee will be secured to facilitate this prior to completion of the legal agreement.

Upon completion of the legal agreement, the applicant must register the Habitat Bank with Natural England for it to appear on the registered Habitat Bank list.

It is recommended that the Head of Planning and Building Control agrees the request for the completion of the S106 Agreement under delegated powers.

Please accept this as authorisation to seal the legal agreement.

DATED: 15 September 2025

SIGNED:



John Pateman-Gee
Head of Planning and Building Control